**PRE-EVICTION NOTICE OF TERMINATION OF RENTAL AGREEMENT FOR FAILURE TO COMPLY AND NOTICE TO LEAVE PROPERTY**

**TO:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 (Tenant’s first and last name)

**FROM:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 (Landlord’s first and last name)

**ADDRESS OF PROPERTY:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

(Street address, city, state, and zip code)

**Notice Served**: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 (Date) (Time)

You have (check one or both of the following):

 [ ]  failed to comply with the rental agreement in a material way;

[ ]  failed to comply with your statutory duties as a tenant in a way that materially affects health and safety (K.S.A. 58-2555, K.S.A. 58-2564(a)).

Describe the tenant’s failure(s):

Within **14 days**, \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, you must fix the failure(s). (Date) (Time)

If you do not make a good faith effort within 14 days to fix the failure(s), then your rental agreement will be terminated on \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.

(Date) (Time)

(*Date must be at least 30 days after this Notice is received.*)

When your rental agreement is terminated, you must move out of the property. If you have not moved out of the property, a lawsuit for eviction will be filed against you to remove you from the property.

**I provided this Notice in the following manner:**

[ ]  by personally handing a copy of this Notice to \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, who is

(Name)

either the Tenant or a person over the age of 12 who lives at the property.

**OR, because no such person was found at the property, I provided this Notice:**

[ ]  by posting a copy of this Notice in a clearly visible place at the property.

**OR I provided this Notice:**

[ ]  by mailing a copy of this Notice to \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ at the address of the property. (Tenant’s name)

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Signature of Person Mailing or Delivering Notice

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Printed Name of Person Mailing or Delivering Notice