

**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