



Gmail

EXHIBIT: A1

Atoya Hues-El <[REDACTED]>

3 Day Pay or Quit

Kristy Drew <email@rentmanager.com>

Reply-To: Kristy Drew <kdrew@broadmg.com>

To: [REDACTED]

Mon, Jul 6, 2026 at 12:45 PM



MISSOURI 3-DAY NOTICE TO PAY OR QUIT

July 6, 2026

Atoya Hues - El



Dear Atoya,

Evidence of Fraud and
Swindles under 18 USC
1341.



This three-day notice hereby serves notice of a demand to remit due, owing and outstanding unpaid rent and other charges in the amount of: \$1,002.19. The balance includes the following outstanding charges:

7/1/2026 Rent Charge 850.00

7/6/2026 Late Charge 75.00

7/1/2026 Trash Fee 7.36

7/1/2026 Water/Sewer 17.27

7/1/2026 Water/Sewer 21.06

7/1/2026 Insurance Fee 16.00

7/1/2026 Utility Admin Fee 5.50

7/1/2026 Service Fee 10.00

The stated balance is exclusive of future charges, as of the date of this notice, and until balance is paid in full may accrue a daily late fee as defined in the Rental Agreement. If the full balance is not received within three calendar days upon receipt of this notice, this notice informs you of a termination of your Rental Agreement and the initiation of eviction proceedings and judgment proceedings. Eviction proceedings will attempt to recover possession of the premises. Judgment proceedings will attempt to recover money owed and owing, including but not limited to, outstanding rent, late fees, legal fees, court costs, any other outstanding charges, calculation of move-out expenses and all future and accelerated rent charges calculated for the duration of your rental agreement. Full payment within three days of the stated balance will reinstate the Rental Agreement.

The third day of this letter falls on 7/9/2026. You may alternatively vacate the premises on or before 7/9/2026; however vacating the premises does not relieve you of responsibility of existing or future charges.

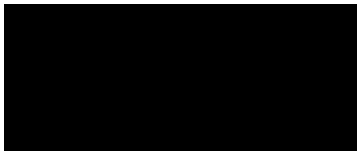
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This notice is being delivered by:

	Reg First Class Mail	
	Hand Delivered to:	

Kristy Drew, Landlord Representative

Kensington Square



Note: You cannot reply to this email because it is sent from a "do not reply" email address. Please email me directly at kdrew@broadmg.com.

Kristy Drew|Regional Operations Associate

(O) 845.354.6800 |
kdrew@broadmg.com | <http://broadmanagementgroup.com>

1 Paragon Dr, Suite #260, Montvale NJ 07645