**Ten Day Notice to Vacate**

DATE: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

PREMISES: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

TENANT: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

LANDLORD: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

This Ten Day Notice to Vacate (hereinafter referred to as "Notice") is being issued by LANDLORD to TENANT pursuant to RSMo. §441.040.

 LANDLORD hereby notifies TENANT that TENANT's right to occupy and possess the Premises is terminated effective ten days after the date of service of this Notice (hereinafter referred to as "the Termination Date") for the reason that TENANT violated one or more of the conditions of TENANT’s Lease and TENANT also violated one or more of the provisions of RSMo. §441.030 as follows:

(insert reason)

LANDLORD hereby further notifies TENANT that: (1) If TENANT fails to vacate the Premises by the Termination Date, LANDLORD will file an unlawful detainer lawsuit against TENANT seeking TENANT’s eviction from the Premises, seeking double rent for the period of time that TENANT occupies and/or possesses the Premises after the Termination Date, and seeking all other available legal remedies; and (2) LANDLORD’s acceptance of any payment or action taken by TENANT after the service of this Notice shall not be deemed a waiver of LANDLORD’s right to terminate TENANT’s occupation and possession of the Premises or to take legal action against TENANT.

 LANDLORD:

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

 Signature of Landlord or authorized representative

 **Certificate of Service:** The undersigned certifies that a true copy of this Notice was served on the \_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_, 20\_\_\_ as follows (only the checked item applies): \_\_\_ by personal delivery to TENANT, or \_\_\_ by personal delivery to a person at least 15 years old residing in the PREMISES, or \_\_\_ by posting on the door of the PREMISES if no one was present at the PREMISES at the time of service.

Signature of Person Serving or Posting