

**Notice of Intention to File Expedited Eviction
Action Pursuant to §§ 441.710 - 441.880 RSMo.**

DATE: _____

PREMISES: _____

TENANT: _____

LANDLORD: _____

Landlord's Address: _____

1. As TENANT of the above-described PREMISES, you are hereby notified by the above-named LANDLORD that LANDLORD has elected to terminate your tenancy of the PREMISES because LANDLORD has obtained information which gives LANDLORD reasonable cause to believe there are grounds to terminate your lease pursuant to Sections 441.710 - 441.880 RSMo. as follows [only checked items(s) apply]:

- ___ An emergency situation exists whereby eviction by other legal means would, because of the passage of time, imminently cause with a reasonable certainty:
 - ___ Physical injury to other tenants or LANDLORD, or
 - ___ Physical damage to LANDLORD's property such that the reasonable cost to repair such damage exceeds an amount equal to 12 months of rent.

LANDLORD has made a reasonable attempt to abate said the emergency situation through public law enforcement authorities or through local mental health services personnel authorized to take action.

- ___ Drug-related criminal activity has occurred on or within the PREMISES leased to TENANT.
- ___ The PREMISES leased to TENANT have been used in a way that furthers, promotes, aids or assists in drug-related criminal activity.
- ___ TENANT, a member of TENANT's household, or a guest has engaged in drug-related criminal activity either within, on or in the immediate vicinity of the PREMISES.
- ___ TENANT has given permission to or invited a person to enter onto or remain on any portion of the PREMISES with knowledge that such person had been removed or barred from the PREMISES pursuant to the provisions of §§ 441.710 - 441.880 RSMo.
- ___ TENANT has failed to promptly notify LANDLORD that a person whom LANDLORD previously had removed from the leased PREMISES has, with TENANT's knowledge, returned to, entered onto or remained on the leased PREMISES.

More specifically, the information received by LANDLORD gives LANDLORD a reasonable basis to believe the following:

- ___ Said information received by LANDLORD indicates that TENANT was the perpetrator of the illegal activity.
- ___ Said information received by LANDLORD indicates that a household member or guest was the perpetrator of the illegal activity.

2. You are further hereby notified that Section 441.750 RSMo. provides as follows:

- a. The court shall not order the eviction of a tenant under section 441.740 if the tenant establishes that he or she in no way furthered, promoted, aided or assisted in activity described in section 441.740, and that the tenant did not know or have reason to know that such activity was occurring on or within the property, or the tenant was unable to take action to prevent the activity because of verbal or physical coercion by the person conducting the activity.

b. Actions filed pursuant to sections 441.710 to 441.880 against a tenant, where the criminal activity described in section 441.740 is alleged to have been conducted by a person other than a tenant, may be filed following at least five days' written notice to the tenant specifying the provisions of this section and the conduct alleged in the petition, provided the tenant then fails to take at least one of the following measures against the person alleged to be conducting such activity and delivers written proof of same to the plaintiff:

- 1) The tenant seeks a protective order, restraining order, order to vacate the premises, or other similar relief which would apply to such activity; or
- 2) The tenant reports the activity to a law enforcement agency or the county or prosecuting attorney in an effort to initiate a criminal action against the person conducting the activity.

3. You are further notified that LANDLORD hereby demands that you remove from the PREMISES within five days of receipt of this notice and surrender peaceful possession of the PREMISES to LANDLORD, and that upon your failure to do so LANDLORD will institute expedited eviction proceedings in court unless you deliver written proof to LANDLORD within said five-day period that you have taken at least one of the measures specified in paragraphs 2.b.1) or 2.b.2) above.

4. You are further notified that this notice is also given pursuant to Sections 441.020 and 441.040 RSMo., that LANDLORD hereby terminates your lease of the PREMISES for the reasons stated above, and that if you fail to surrender peaceful possession of the PREMISES to LANDLORD within ten days of receipt of this notice, LANDLORD reserves the right to pursue an action for unlawful detainer pursuant to Chapter 534 RSMo. in the alternative to filing an action for expedited eviction pursuant to Sections 441.710 - 441.880 RSMo.

LANDLORD:

Signature of Landlord or Authorized Representative

The undersigned certifies that a true copy of the foregoing notice was delivered to TENANT on the ____ day of _____, 20__.

Signature