{{ today() }}

{{ other\_parties[0].name.full() }}

{{ other\_parties[0].address.on\_one\_line() }}

Re: {{ users[0].name.full() }} and {{ users[0].address.on\_one\_line() }}

Dear {{ other\_parties }}:

I am contacting you in regard to the property I currently rent located at {{ users[0].address.on\_one\_line() }}.

{%p if asked\_landlord\_to\_fix\_already %}

I contacted {{ communication\_recipient }} on {{ repair\_request\_dates }} to request various repairs be made to my rental unit. These defects in my rental unit need to be repaired because they are creating an unhealthy, unsafe, and unsanitary environment. However, despite my requests, the repairs {% if all\_repairs\_pending %} have yet to be made. {% else %} some of the repairs have yet to be made.{% endif %}

{%p endif %}

The following defects in my rental unit need to be remedied{% if letter\_kind == “repairs\_and\_mention\_rights” or letter\_kind == “withhold\_rent” %} immediately{% endif %}:

1. {%p for problem in housing\_conditions.true\_values() %}
2. {%p if problem != “other” %}
3. {{ housing\_conditions\_options[problem] }}
4. {%p else %}
5. {{ housing\_conditions\_other }}
6. {%p endif %}
7. {%p endfor %}

As you know, under Missouri’s Implied Warranty of Habitability, King v. Moorehead, 495 S.W.2d 65 (Mo. App., 1973), you are responsible to keep the property in a safe and habitable condition.{% if lease\_agreement\_mentions\_repairs %} Our lease also states that you have this responsibility.{% endif %}

{%p if letter\_kind == “repairs\_and\_mention\_rights” or letter\_kind == “withhold\_rent” %}

If efforts are not made by {{ repair\_deadline\_date }} to make these and other repairs throughout the home that may be found, I will consider you to be in breach of contract for violating Missouri’s Implied Warranty of Habitability {% if lease\_agreement\_mentions\_repairs %} and lease agreement {% endif %} and I have the right to take legal action to enforce my rights to a safe and secure home.

{%p endif %}

{%p if letter\_kind == “withhold\_rent” %}

Further, I have the right to begin withholding my rent in a dedicated escrow account I can set up with my bank in accordance with Missouri law, and I will pursue further legal action, if necessary.

{%p endif %}

Please contact me directly at {{ users[0].phone\_numbers() }} to arrange these necessary repairs no later than {{ repair\_deadline\_date }}.

Regards,

{{ users[0].name.full() }}

{{ users[0].address.on\_one\_line() }}

{{ users[0].contact\_information }}