NOTICE OF INTENTION TO TERMINATE LEASE AGREEMENT
DUE TO NONPAYMENT OF RENT

Date: _____

To: _____ SAMPLE _____ *and All Occupants*

Premises: _____ SAMPLE _____

Pursuant to A.R.S. §33-1368(B), you are hereby notified that you are in material noncompliance of your Lease Agreement and/or the Arizona Residential Landlord Tenant Act for the failure to pay rent when due.

If you fail to pay all past due rent and fees set forth below or legally return possession within **five (5) days** after receipt of this notice, the landlord shall terminate the Lease Agreement by filing a special detainer action ("eviction") pursuant to A.R.S. §33-1377.

$ _____ SAMPLE _____ Past due rent, plus any applicable sales taxes

$ _____ SAMPLE _____ Late charge calculated at $_____ per day as of the _____ of the month, which will continue to accrue at said rate until paid in full

$ _____ SAMPLE _____ Other: _____

$ _____ SAMPLE _____ **TOTAL**

Note: After a special detainer action is filed, the lease agreement may be reinstated only if you pay all past due rent, late fees, damages or other charges noted above, attorney fees and court costs. After a judgment has been entered in a special detainer action in favor of the landlord, any reinstatement of the lease agreement is solely at the discretion of the landlord which must be in writing.

Landlord/Property Manager

_____ SAMPLE _____
^ LANDLORD/PROPERTY MANAGER / AUTHORIZED REPRESENTATIVE'S SIGNATURE

_____ SAMPLE _____   _____   _____ _____
ADDRESS   CITY   STATE ZIP CODE

_____
TELEPHONE

Notice Delivered:

[ ] Certified Mail
Receipt Number: _____ SAMPLE _____

[ ] Hand-Delivered
Acknowledgment of Hand Delivery by Tenant: _____ SAMPLE _____

Pursuant to A.R.S. §33-1313, receipt of notice occurs when the notice is actually received, delivered in hand to the tenant, or mailed by registered or certified mail to the tenant at the place held out by the tenant as the place for receipt of the communication or, in the absence of such designation, to the tenant's last known place of residence. If notice is mailed by registered or certified mail, the tenant is deemed to have received such notice on the date the notice is actually received by tenant or five days after the date the notice is mailed, whichever occurs first.