

NOTICE TO IMMEDIATELY TERMINATE LEASE AGREEMENT DUE TO MATERIAL AND IRREPARABLE NONCOMPLIANCE

Date: _____

To: _____ **SAMPLE** _____ and All Occupants

Premises: _____ **SAMPLE** _____

Pursuant to A.R.S. §33-1368(A), you are hereby notified that you are in material and irreparable noncompliance ("breach") of your Lease Agreement and/or the Arizona Residential Landlord Tenant Act, including A.R.S. §33-1341.

On _____, 20____, you, your household members or your guests were involved with the following specific acts and/or omissions constituting the material and irreparable breach which constitutes:

- illegal discharge of a weapon
- homicide as defined in A.R.S. §13-1102 through 13-1105
- prostitution as defined in A.R.S. §13-3211
- criminal street gang activity as prescribed in A.R.S. §13-105
- activity participating in or assisting a criminal syndicate as prohibited in A.R.S. §13-2308
- unlawful manufacturing, selling, transferring, possessing, using or storing of a controlled substance as defined in A.R.S. §13-3451
- threatening or intimidating as prohibited in A.R.S. §13-1202
- assault as prohibited in A.R.S. §13-1203
- acts that have been found to constitute a nuisance pursuant to A.R.S. §12-991
- a breach of the lease agreement that otherwise jeopardizes the health, safety and welfare of the landlord, the landlord's agent or another tenant or involving imminent or actual serious property damage:

Your Lease Agreement is terminated effective immediately, and if you fail to vacate the Premises, the landlord shall proceed with a special detainer action ("eviction") pursuant to A.R.S. §33-1377.

Landlord/Property Manager

^ LANDLORD/PROPERTY MANAGER / AUTHORIZED REPRESENTATIVE'S SIGNATURE

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.