

NOTICE TO TERMINATE LEASE AGREEMENT DUE TO MATERIAL NONCOMPLIANCE

Date: _____

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

Premises: _____

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

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

This breach of the Lease Agreement is:

- Curable:** Your Lease Agreement shall terminate **ten (10) days** after receipt of this notice if the breach is not remedied in **ten (10) days**. Note: If you remedy this breach and there is an additional act of these types of noncompliance of the same or a similar nature during the term of the lease or any renewals thereof, your lease may be terminated and you may be evicted in a special detainer action pursuant to A.R.S. §33-1377.
- Not Curable:** The specific acts and/or omissions constituting the breach include material falsification of the information provided in the Lease Application and are not curable; therefore, your Lease Agreement shall terminate in **ten (10) days**.

Landlord/Property Manager

^ 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.