

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

Document:  
May 2021



*The pre-printed portion of this form has been drafted by the Arizona Association of REALTORS<sup>®</sup>. Any change in the pre-printed language of this form must be made in a prominent manner. No representations are made as to the legal validity, adequacy and/or effects of any provision, including tax consequences thereof. If you desire legal, tax or other professional advice, please consult your attorney, tax advisor or professional consultant.*



1. Date: \_\_\_\_\_
2. To: \_\_\_\_\_ and All Occupants
3. Premises: \_\_\_\_\_
4. 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
5. Arizona Residential Landlord Tenant Act for the failure to pay rent when due.
6. 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,
7. the landlord shall terminate the Lease Agreement by filing a special detainer action ("eviction") pursuant to A.R.S. §33-1377.
8. \$ \_\_\_\_\_ Past due rent, plus any applicable sales taxes
9. \$ \_\_\_\_\_ Late charge calculated at \$ \_\_\_\_\_ per day as of the \_\_\_\_\_ of the month, which will continue to accrue at said rate until paid in full
10. \$ \_\_\_\_\_ Other: \_\_\_\_\_
11. \$ \_\_\_\_\_ **TOTAL**
12. 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
13. or other charges noted above, attorney fees and court costs. After a judgment has been entered in a special detainer action in favor of
14. the landlord, any reinstatement of the lease agreement is solely at the discretion of the landlord which must be in writing.

Because of the global COVID-19 pandemic, you may be eligible for temporary protection from eviction under Federal or Arizona law, including an Order issued by the Centers for Disease Control and Prevention. To understand your rights and obligations you may visit [www.cfpb.gov/eviction](http://www.cfpb.gov/eviction), [www.azcourts.gov](http://www.azcourts.gov), or call a housing counselor at 800-569-4287.

15. **Landlord/Property Manager**

16. \_\_\_\_\_  
^ LANDLORD/PROPERTY MANAGER / AUTHORIZED REPRESENTATIVE'S SIGNATURE

17. \_\_\_\_\_  
ADDRESS CITY STATE ZIP CODE

18. \_\_\_\_\_  
TELEPHONE

19. **Notice Delivered:**

20.  Certified Mail  
21.  Receipt Number: \_\_\_\_\_

22.  Hand-Delivered  
23.  Acknowledgment of Hand Delivery by Tenant: \_\_\_\_\_

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.