

NOTICE OF TERMINATION OF RENTAL AGREEMENT FOR SECOND NON-COMPLIANCE VIOLATION

(10 DAY NOTICE – NON-CURABLE – NON-COMPLIANCE)

Date: ___/___/20__

TO: _____

FROM: _____

YOU ARE HEREBY NOTIFIED that pursuant to **A.R.S. SEC. 33-1368(A)**, your rental agreement for the premises described above shall terminate ten (10) days from the date of your receipt, as defined by law, of this notice because you have materially and irreparably breached your rental agreement by failing to permanently cure a prior same or similar violation which was issued to you on:

___/___/20__

Explanation of Violations:

YOU ARE FURTHER NOTIFIED that your failure to comply with the terms of your lease have resulted in the termination of your right of possession, under your rental agreement, within ten (10) days from the date of your receipt, as defined by law, of this notice. If you fail to comply by vacating the premises and return possession, a special detainer action will be filed against you in which you may be liable for accrued rent, late charges, rental concessions, attorney fees, and court costs and/or such other remedial action to which the owner or its representative may be entitled to by law in addition to any other damages outstanding at the time of filing. This notice and any action taken pursuant to it by the owner, or its representative, may not be construed as, and is not intended as, waiver of other rights or remedies or an election of remedies.

() Hand Delivered this date: ___/___/20__

() Certified Mail this date: ___/___/20__

Tracking No. _____