

IMMEDIATE TERMINATION NOTICE

(MATERIAL & IRREPARABLE BREACH - RESIDENTIAL)

Date: ___ / ___ / 20__

TO: _____

FROM: _____

YOU ARE HEREBY NOTIFIED that you, your occupants, your guests, and/or your invitees have engaged in material and irreparable conduct in and/or near the premises in violation of your lease, and/or have taken actions outside of the premises which constitute a direct violation of the qualifying terms of your lease.

Explanation of Violations:

YOU ARE FURTHER NOTIFIED that because of the above conduct, which has materially and irreparably breached your lease, your Landlord has opted to immediately terminate your right of possession under your lease pursuant to **A.R.S. SEC. 33-1368(A)**. Demand is hereby made that you vacate the property **IMMEDIATELY** and return possession to your Landlord. Should you fail to do so, an eviction action will commence or continue to be maintained against you for the recovery of the premises and for any/all additional damages associated with your non-compliance including seeking a Judgment against you for unpair rent, late fees, attorney fees, court costs, and other monetary damages pursuant to the terms of your lease and Arizona law.

Date: ___ / ___ / 20__

By: _____

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

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

Tracking No. _____