

# NOTICE OF INTENTION TO TERMINATE FOR MATERIAL BREACH OF RENTAL AGREEMENT

(10 DAY NOTICE – GENERAL NON-COMPLIANCE)

Date: \_\_\_/\_\_\_/20\_\_

TO: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

FROM: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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**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 if you have not completely and permanently remedied the following defaults within the above time limits.

Explanation of Violations:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**YOU ARE FURTHER NOTIFIED** that your failure to comply in full with this notice will result 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 and the immediate filing of a special detainer action 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.

**YOU ARE FURTHER NOTIFIED** that if you commit or permit the reoccurrence of defaults which are the same or similar to those defaults specified above during the remaining term of your lease/occupancy, your rental agreement will terminate within ten (10) days after delivery, by owner or its representative, of a written notice advising you of your second noncompliance which is not curable, and the owner and/or its representatives will be entitled to file a special detainer action against you and/or pursue any other remedies available under the law.

( ) Hand Delivered this date: \_\_\_/\_\_\_/20\_\_

( ) Certified Mail this date: \_\_\_/\_\_\_/20\_\_

Tracking No. \_\_\_\_\_