

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

TO:

& ANY/ALL OCCUPANTS

DATE:

Please be advised 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:

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 if a special detainer action in which you additionally may be liable for accrued rent, late charges, all rental concessions and attorney fees, and costs and/or such other remedial action to which the owner or its representative maybe entitled to by law. 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.

In the event you commit or permit the reoccurrence of defaults which are the same or similar to those defaults specified above during the term of your lease, 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, and owner and/or its representatives will be entitled to file a special detainer action and/or pursue any other remedies available under the law.

This notice delivered via:

Certified Mail  
 Regular First Class Mail  
 Other \_\_\_\_\_  
 Hand-delivery  
\_\_\_\_\_  
(acknowledgement of hand-delivery by tenant)

\_\_\_\_\_  
Landlord or Agent for Landlord