

# NOTICE OF NONRENEWAL OF LEASE AGREEMENT

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1. To: SAMPLE and All Occupants

2. Premises: SAMPLE

3.  **NONRENEWAL OF LEASE**

4. The term of your present Lease Agreement is due to expire and will not be renewed.

5. You must vacate the Premises no later than \_\_\_\_\_ at \_\_\_\_\_ a.m./p.m.  
MO/DA/YR

6.  **NONRENEWAL OF MONTH-TO-MONTH TENANCY**

7. Pursuant to A.R.S. §33-1375(B), you are hereby notified that the Landlord has elected to terminate your month-to-month tenancy. Your tenancy will terminate on \_\_\_\_\_ at \_\_\_\_\_ a.m./p.m., which is at least 30 days after your next rental due date.  
MO/DA/YR

10. **All rent must be paid through the end of your Lease Agreement and your security deposit(s) may not be used for your last month's rent.** Your security deposit(s) will be applied towards any damages beyond normal wear and tear. Please notify the Landlord/Property Manager of your forwarding address so that your refundable security deposit(s), minus any deductions, may be mailed to you. In most circumstances, pursuant to A.R.S. §33-1321(C), you may require that the landlord notify you of when the move out inspection will occur.

14. If you remain in possession beyond the date set forth above, your conduct will be deemed willful and you will be considered a "holdover tenant" at which point the landlord may bring an action for possession and may recover damages in an amount equal to not more than two month's periodic rent or twice the actual damages sustained by the landlord, whichever is greater. A.R.S. §33-1375(C).

17. **Landlord/Property Manager**

18. SAMPLE  
^ LANDLORD/PROPERTY MANAGER/AUTHORIZED REPRESENTATIVE'S SIGNATURE

19. SAMPLE  
LANDLORD/PROPERTY MANAGER/AUTHORIZED REPRESENTATIVE'S PRINTED NAME

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

21. TELEPHONE \_\_\_\_\_ EMAIL \_\_\_\_\_

22. **Notice Delivered this** \_\_\_\_\_ **day of** \_\_\_\_\_, 20\_\_\_\_\_

23.  Certified or Registered mail

24. Receipt Number: SAMPLE

25.  Hand Delivered

26. Acknowledgement of Hand Delivery by Tenant: SAMPLE

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.