

# NOTICE TO TERMINATE LEASE AGREEMENT DUE TO MATERIAL NONCOMPLIANCE AFFECTING HEALTH AND SAFETY

Document:  
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1. Date: \_\_\_\_\_  
2. To: SAMPLE \_\_\_\_\_ and All Occupants  
3. Premises: SAMPLE \_\_\_\_\_

4. Pursuant to A.R.S. §33-1368(A), you are hereby notified that you are in material noncompliance affecting health and safety ("breach") of  
5. your Lease Agreement and/or the Arizona Residential Landlord Tenant Act, including A.R.S. §33-1341.

6. On \_\_\_\_\_, 20\_\_\_\_, you, your household members or your guests were involved with the following specific acts and/or  
7. omissions affecting health and safety constituting the breach:

8. \_\_\_\_\_  
9. \_\_\_\_\_  
10. \_\_\_\_\_  
11. \_\_\_\_\_  
12. \_\_\_\_\_  
13. \_\_\_\_\_  
14. \_\_\_\_\_  
15. \_\_\_\_\_  
16. \_\_\_\_\_  
17. \_\_\_\_\_  
18. \_\_\_\_\_  
19. \_\_\_\_\_  
20. \_\_\_\_\_  
21. \_\_\_\_\_  
22. \_\_\_\_\_  
23. \_\_\_\_\_  
24. \_\_\_\_\_

25. Your Lease Agreement shall terminate **five (5) days** after receipt of this notice if the breach is not remedied in **five (5) days**.

26. Note: If you remedy this breach and there is an additional act of these types of noncompliance of the same or a similar nature during  
27. the term of the lease or any renewals thereof, your lease may be terminated and you may be evicted in a special detainer action  
28. pursuant to A.R.S. §33-1377.

29. **Landlord/Property Manager**

30. \_\_\_\_\_  
^ LANDLORD/PROPERTY MANAGER / AUTHORIZED REPRESENTATIVE'S SIGNATURE

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

32. \_\_\_\_\_ TELEPHONE \_\_\_\_\_

33. **Notice Delivered:**

34.  Certified Mail  
35.  Receipt Number: SAMPLE \_\_\_\_\_

36.  Hand-Delivered  
37.  Acknowledgment 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.