NOTICE OF INTENTION TO TERMINATE LEASE AGREEMENT
DUE TO NONPAYMENT OF RENT

Document:
May 2021

1. Date: _____

2. To: _____ *and All Occupants*

3. Premises: _____

4. Pursuant to A.R.S. §33-1368(B), you are hereby notified that you are in material noncompliance of your Lease Agreement and/or the
5. Arizona Residential Landlord Tenant Act for the failure to pay rent when due.

6. If you fail to pay all past due rent and fees set forth below or legally return possession within **five (5) days** after receipt of this notice,
7. the landlord shall terminate the Lease Agreement by filing a special detainer action ("eviction") pursuant to A.R.S. §33-1377.

8. $ _____ Past due rent, plus any applicable sales taxes
9. $ _____ Late charge calculated at $_____ per day as of the _____ of the month, which will continue to accrue
   at said rate until paid in full
10. $ _____ Other: _____
11. **$ _____ TOTAL**

12. Note: After a special detainer action is filed, the lease agreement may be reinstated only if you pay all past due rent, late fees, damages
13. or other charges noted above, attorney fees and court costs. After a judgment has been entered in a special detainer action in favor of
14. the landlord, any reinstatement of the lease agreement is solely at the discretion of the landlord which must be in writing.

Because of the global COVID-19 pandemic, you may be eligible for temporary protection from eviction under Federal or Arizona law, including an Order issued by the Centers for Disease Control and Prevention. To understand your rights and obligations you may visit www.cfpb.gov/eviction, www.azcourts.gov, or call a housing counselor at 800-569-4287.

15. **Landlord/Property Manager**

16. _____
    ^ LANDLORD/PROPERTY MANAGER / AUTHORIZED REPRESENTATIVE'S SIGNATURE

17. _____   _____
    ADDRESS   CITY   STATE   ZIP CODE

18. _____
    TELEPHONE

19. **Notice Delivered:**

20. ☐ Certified Mail
21.   Receipt Number: _____

22. ☐ Hand-Delivered
23.   Acknowledgment of Hand Delivery by Tenant: _____

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.