

NOTICE OF ABANDONMENT

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1. To: _____ and All Occupants
2. Premises: _____
3. Pursuant to A.R.S. §33-1370, you are hereby notified that the Landlord considers the above referenced leased Premises to be
4. abandoned as of _____ and is taking action for one of the following reasons:
MO/DA/YR

5. **Personal Property Present**
6. A. You have been absent from the Premises for at least **seven (7) days** without notice to the Landlord;
7. B. Rent is past due for at least **ten (10) days; and**
8. C. Your personal property is still on the Premises, however there is no reasonable evidence that you are still residing on the Premises.
9. **No Personal Property Present**
10. A. You have been absent from the Premises for at least **five (5) days** without notice to the Landlord;
11. B. Rent is past due for at least **five (5) days; and**
12. C. All of your personal property has been removed from the Premises.

13. You have **five (5) days** after the posting and mailing of this Notice in which to notify the Landlord/Property Manager that you have in fact not abandoned the Premises. Unless you contact the Landlord/Property Manager, the Landlord/Property Manager shall enter and retake possession of the leased Premises **five (5) days** after the above referenced date, at which time the Landlord/Property Manager will take any/all actions necessary to retake the Premises, including changing door locks.

17. After retaking possession of the leased Premises, the Landlord/Property Manager shall prepare an inventory of any personal belongings, excluding perishable items, plants and animals. Perishable items may be disposed of and abandoned animals may be immediately removed and released to a shelter or boarding facility. The Landlord/Property Manager shall hold other personal property left in the Premises for a period of **fourteen (14) days** at which time the items may be donated to a qualifying charitable organization or sold. The Landlord/Property Manager may destroy or otherwise dispose of some or all of the property if the Landlord/Property Manager reasonably determines that the value of the property is so low that the cost of moving, storage and conducting a public sale exceeds the amount that would be realized from the sale. A.R.S. §33-1370(E).

24. To prevent loss of the leased Premises and/or for information on how to regain entry to the Premises and obtain possession of personal property, please contact:

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

27. ^ _____
LANDLORD/PROPERTY MANAGER/AUTHORIZED REPRESENTATIVE'S PRINTED NAME

28. _____
ADDRESS CITY STATE ZIP CODE

29. _____
TELEPHONE EMAIL

30. Notice Delivered this _____ day of _____, 20_____

31. Certified or Registered mail

32. Receipt Number: _____

33. **AND**

34. Posted on the Premises

Pursuant to A.R.S. §33-1370, the landlord shall send the tenant a notice of abandonment by certified mail, return receipt requested, addressed to the tenant's last known address and to any of the tenant's alternate addresses known to the landlord. The landlord shall also post a notice of abandonment on the door to the dwelling unit or any other conspicuous place on the property for five days.