

NOTICE OF TERMINATION OF RENTAL AGREEMENT FOR NON-COMPLIANCE VIOLATION

(10 Day Notice –Non-Compliance Not Affecting Health & Safety)

Date: _____

TO: _____

FROM: _____

NOTICE: Pursuant to A.R.S. § 301368(A), your rental agreement may terminate ten (10) days from the date of your receipt of this notice, as defined by law, because you have materially and breached your rental agreement by failing to cure the following breach:

Date: _____

Explanation of Violations:

YOU ARE FURTHER NOTIFIED that if you do not fully comply with this notice, your right to stay in the rental property will end in ten (10) days from the day you receive this notice. After that, the landlord may immediately file a special detainer action, and you may be responsible for unpaid rent, late fees, rental discounts, attorney fees, court costs, and any other damages owed at the time of filing. This notice, and any action taken by the landlord or their representative, does not waive any other rights or options the landlord may have under the law.

YOU ARE FURTHER NOTIFIED that if you repeat the same or similar violations mentioned above during the rest of your lease, your rental agreement will end within ten (10) days after the landlord gives you a written notice of your second violation. This violation cannot be fixed, and the landlord will be entitled to file a special detainer action or take any other legal steps allowed by law.

Hand Delivered this date: _____

Certified Mail this date: _____

Tracking No. _____