

NOTICE OF INTENTION TO TERMINATE FOR NON-PAYMENT OF RENT

(5 Day Notice)

Date: _____

TO: _____

FROM: _____

NOTICE: Your landlord has determined that you have not met your responsibilities and have materially broken your lease by failing to pay rent and other amounts that are now due for your use of the property, as follows:

Rent: \$ _____
Late Fees: \$ _____
Utilities: \$ _____
Misc. Fee: \$ _____

Daily fee of \$ _____
Other Charges: \$ _____

Total Due: \$ _____

Demand is hereby made that you cure this default within five (5) calendar days of your receipt of this notice and/or vacate the property and return possession to your landlord.

NOTICE: Your landlord is about to file an eviction lawsuit against you because you have not paid your rent on time for the property listed above. If the lawsuit is filed, the landlord will likely win and get a court order for the Constable/Sheriff to remove you from the property, following Arizona and Federal laws. (Some properties have special rules requiring a 30-day notice). You will also likely be required to pay court costs, attorney fees, and other applicable fees as described in your rental agreement, including any rent discounts you received.

This notice gives you a chance to fix the situation before legal action begins. To resolve this, you **MUST** contact your landlord immediately, pay the full amount owed, or sign a partial payment agreement if your landlord agrees in writing.

IMPORTANT: You **MUST** PAY ALL OVERDUE AMOUNTS IN FULL AND IN THE WAY YOUR LEASE REQUIRES. If you use an online payment portal, access to it may be affected.

Additionally, your landlord does not waive the right to sue you for all unpaid rent from the time you leave the property until it is re-rented or your lease ends, whichever comes first, along with any other damages listed in the lease. If you are renting month-to-month, you are responsible for unpaid rent from when you leave the property and an additional thirty days or until the property is re-rented, whichever comes first.

NOTICE: Your deposit **may not** be used for rent. The premises must be left in a clean and undamaged condition. You are liable for any lease break fees and rental concessions under your lease.

Hand Delivered this date: _____

Certified Mail this date: _____

Tracking No. _____