

IMMEDIATE TERMINATION NOTICE

(MATERIAL & IRREPARABLE BREACH – RESIDENTIAL)

Date: _____

TO: _____

FROM: _____

NOTICE: You, your occupants, your guests, and/or your visitors/invitees have taken serious actions in or near the property that break the terms of your lease. You may have also done things outside the property that directly violate your lease.

Explanation of Violations:

NOTICE: Due to the material and irreparable breach described above, you have seriously broken the terms of your lease and your Landlord has decided to immediately end your right to live on the property under Arizona law (**A.R.S. § 33-1368(A)**). You are required to leave the property **IMMEDIATELY** and return possession to your Landlord. If you do not, an eviction case will be started or continued against you to remove you from the property. You may also be responsible for additional costs, including unpaid rent, late fees, attorney fees, court costs, and other damages, as allowed by your lease and Arizona law.

Date: _____

By: _____

Hand Delivered this date _____

Certified Mail this date _____

Tracking No. _____