

ARIZONA NOTICE OF IMMEDIATE TERMINATION

Date: _____

_____, Arizona _____

Notice to Tenant(s):

You are in violation of your Rental Agreement and/or the Arizona Residential Landlord and Tenant Act. The specific act(s) constituting the violation(s) is/are:

- | | |
|--|--|
| <input type="checkbox"/> Illegal discharge of a weapon | <input type="checkbox"/> Unlawful manufacturing, selling, transferring, possessing, using or storing of a controlled substance as defined in 13-3451 |
| <input type="checkbox"/> Criminal street gang activity as prescribed in 13-105 | |
| <input type="checkbox"/> Activity as prohibited in 13-2308 (organized crime) | |
| <input type="checkbox"/> Threatening or intimidating as prohibited in 13-1202 | |
| <input type="checkbox"/> Nuisance as prohibited in 12-991 | |
| <input type="checkbox"/> Prostitution as defined in 13-3211 | <input type="checkbox"/> A breach of the lease agreement that otherwise jeopardizes the health, safety and welfare of the landlord, the landlord's agent or another tenant or involving imminent or actual serious property damage; specifically:_____ |
| <input type="checkbox"/> Infliction of bodily harm | |
| <input type="checkbox"/> Assault as prohibited in 13-1203 | |
| <input type="checkbox"/> Homicide as defined in 13-1102 to 13-1105 | |
| <input type="checkbox"/> Other _____ | |

You are hereby notified, pursuant to A.R.S. 33-1368(A), that the above constitutes a **material and irreparable breach**. **Your Rental Agreement is hereby terminated. You are instructed to vacate immediately.** Concurrently herewith, ¹ a lawsuit has been filed against you to evict you and recover possession of the premises, pursuant to A.R.S. 33-1377.

(Landlord or agent for Landlord)

This notice delivered this date _____ via: <input type="checkbox"/> Certified mail <input type="checkbox"/> Regular first class mail <input type="checkbox"/> Hand delivered <input type="checkbox"/> Other _____
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Acknowledgment of hand delivery and receipt hereof:

¹Service of this notice may be accomplished via regular mail, certified mail, hand-delivery, process server, etc.; the time to vacate shall not be extended if additional copies of this notice are subsequently received.