

IMMEDIATE TERMINATION NOTICE

Date: _____

To: _____
And Any and All Occupants

It has come to your landlord's attention that you, members of your family or your guests have engaged in material and irreparable conduct in and about the premises, including the following:

Because of this conduct, you have irreparable breached material provisions of your rental agreement and your landlord has, under A.R.S. § 33-1368(A), terminated your lease effective today. Your landlord demands that you move out of your residence immediately. If you fail to do so, an eviction action will be filed against you for both recovery of possession and for damages.

In addition, if you remain in the residence beyond a time in a manner that is considered to be willful and not in good faith, under A.R.S. §§ 33-1362(C) & 33-1375(C), you will be liable for twice your monthly rental rate, or twice the actual damages, whichever is greater. If a judgment is entered against you, you will also likely be liable for court costs, attorney's fees, any rental concessions and any lease break fees.

If you want to avoid the costs associated with a lawsuit, you should move out of the residence immediately.

By: _____
 Hand Delivered this date: _____
 Certified Mail this date: _____