

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:

- Illegal discharge of a weapon
- Criminal street gang activity as prescribed in 13-105
- Activity as prohibited in 13-2308 (organized crime)
- Threatening or intimidating as prohibited in 13-1202
- Nuisance as prohibited in 12-991
- Prostitution as defined in 13-3211
- Infliction of bodily harm
- Assault as prohibited in 13-1203
- Homicide as defined in 13-1102 to 13-1105
- Other _____
- Unlawful manufacturing, selling, transferring, possessing, using or storing of a controlled substance as defined in 13-3451
- 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: _____

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)

<p>This notice delivered this date _____</p> <p>via:</p> <p><input type="checkbox"/> Certified mail</p> <p><input type="checkbox"/> Regular first class mail</p> <p><input type="checkbox"/> Hand delivered</p> <p><input type="checkbox"/> Other _____</p>

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.