

TEN-DAY NOTICE MATERIAL NON-COMPLIANCE

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:

You are hereby notified, pursuant to A.R.S. 33-1368(A), that the foregoing constitutes one or more **material noncompliance** and that your right to possess and occupy the premises will:

Curable. Terminate **ten (10) days** after receipt of this notice **if** this noncompliance is not remedied prior to the date specified below.ⁱ

Not Curable. Terminate upon a date not less than ten (10) days after receipt of this notice. **This noncompliance cannot be cured and you MUST vacate by the date specified below.**ⁱⁱ

Provided this notice is received on the date specified above, your Rental Agreement will terminate on _____.
(at least 10 calendar days after receipt of notice)

(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 by tenant

ⁱ Service of this notice may be accomplished via regular mail, certified mail, hand-delivery, process server, etc; the ten days shall commence after the first notice is received and shall not be extended if additional copies of this notice are subsequently received.

ⁱⁱ If not received on the date above, your Rental Agreement will terminate ten days after receipt of this notice if the noncompliance(s) is not remedied.