

TEN-DAY NOTICE

TO:

Material Noncompliance

Date:

Ten-Day Notice – Material Noncompliance

NOTICE TO TENANT(S):

You are in violation of your Rental Agreement and/or the Arizona Residential Landlord and Tenant Act. The specific acts constituting the violation are:

You are hereby notified, pursuant to A.R.S. § 33-1368(A), that the foregoing constitute 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.¹
- 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.**¹

Provided this notice is received on the date specified above,² your Rental Agreement will terminate on _____.
(at least 10 calendar days after receipt of notice)

This Notice delivered via:

<input type="checkbox"/> Certified Mail
<input type="checkbox"/> Regular First Class Mail
<input type="checkbox"/> Other _____
<input type="checkbox"/> Hand-delivery

(acknowledgment of hand-delivery by tenant)

(Landlord or agent for Landlord)

¹ 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.

² 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.