

FORM 16 – See [Chapter 5, Section B\(3\)\(a\)](#) regarding use of this form.

Instructions: This form may be used for a “curable” or “not curable” material noncompliance.

TEN-DAY NOTICE

Material Noncompliance

TO: Date:

Terry and Tina Tenant
111 East Maple Street
Anytown, Arizona 85555

June 6, 2012

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:

- 1 – Failure to repair damage caused by guest to interior door.**
- 2 – Failure to comply with landlord's rules and regulations; specifically multiple parking violations and parking a commercial vehicle on the premises.**
- 3 – Unauthorized occupants.**
- 4 – Unauthorized pets.**
- 5 – Excessive noise after 10:00 p.m.**

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 June 16, 2012
(at least 10 calendar days after receipt of notice)

This Notice delivered via:

Certified Mail
 Regular First Class Mail
 Other _____
 Hand-delivery
Terry Tenant Tina Tenant
(acknowledgment of hand-delivery by tenant)

Larry Landlord
(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.

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Material Noncompliance

Date:

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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
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