

NOTICE OF ABANDONMENT

TO:

Date:

Notice of Abandonment (Part 1)

Leased Premises: _____

NOTICE TO TENANT(S):

The landlord believes the leased premises to be "abandoned" because:

- Personal Property Present.** All three of the following apply:
- (1) You have been absent from the leased premises, without notice to the landlord, for at least **seven (7) business days**; *and*
 - (2) Rent is outstanding and unpaid for at least **ten (10) business days**; *and*
 - (3) Except for the presence of **some personal property** within the leased premises, there is no reasonable evidence that you are occupying the leased premises.
- No Personal Property Present.** All three of the following apply:
- (1) You have been absent from the leased premises, without notice to the landlord, for at least **five (5) business days**; *and*
 - (2) Rent is outstanding and unpaid for at least **five (5) business days**; *and*
 - (3) **None** of your personal property remains within the leased premises.

Pursuant to Arizona Revised Statutes ("A.R.S."), Section 33-1370(A), you are hereby given written **Notice of Abandonment**. Based on the foregoing facts, the landlord deems the leased premises to be "abandoned," as that term is defined by A.R.S. § 33-1370(J). **Unless you contact the landlord, the landlord shall enter and retake possession of the leased premises five days after this notice¹** has been: (1) posted on the door to the leased premises or some other conspicuous spot and (2) mailed via certified mail, return receipt requested, to your last known address and any alternate addresses known to the landlord. Any personal property remaining on or in the leased premises (if any) shall be: (1) inventoried and (2) stored for fourteen (14) calendar days. If the landlord incurs moving and storage costs, you must pay those costs to recover your personal property. To prevent loss of possession of the leased premises and, if applicable, your personal property, contact:

_____ at _____ on or before _____.
(Name) (phone #) (5 business days after posting and mailing)

On the date above, this Notice was given to Tenant by BOTH:

- Certified Mail, return receipt requested:
- to the leased premises
 - to alternate address(es) known to landlord
- Copy posted on door (or other conspicuous place)

(Landlord or agent for Landlord)

¹ Service of this notice has been sent by certified mail and posting. The landlord may also send this notice via other methods. The five days shall commence after the notice has been mailed and posted. The time shall not be extended if additional copies of this notice are subsequently received.

ABANDONMENT - Personal Property

TO:

Date:

Notice of Abandonment (Part 2)

Leased Premises: _____

NOTICE TO TENANT(S):

The landlord believed the leased premises were abandoned. The landlord posted a Notice of Abandonment and mailed a copy via certified mail, return receipt requested, to your last known address and any alternate addresses known to the landlord.

The Notice of Abandonment was posted and mailed on: Date:

The landlord waited five (5) business days. You did not contact the landlord during that time period.

The landlord took possession of the leased premises on: Date:

Pursuant to A.R.S. § 33-1370(F), The landlord will hold your personal property for **fourteen (14) calendar days** after the landlord took possession of the leased premises. If you do not take the action required by A.R.S. § 33-1370(H), then the landlord may donate, sell, or dispose of your personal property.

The fourteenth day is on: Date:

Pursuant to A.R.S. § 33-1370(D):

• The tenant's personal property is being stored at:

• The cost of **moving** the Tenant's personal property was:

\$

• The cost of **storing** the Tenant's personal property is **currently**:

\$

• The **daily cost of storage** is:

\$

On the date above, this Notice was given to Tenant by BOTH:

- Certified Mail, return receipt requested:
 - to the leased premises
 - to alternate address(es) known to landlord
 - Copy posted on door (or other conspicuous place)

(Landlord or agent for Landlord)