

**NOTICE OF NON-PAYMENT OF RENT
AND DEMAND FOR POSSESSION
(Residential)**

Date: _____

To: _____

Address: _____

Please be advised that as of _____, 20____, the following amounts for your residence were due and unpaid:

Rent:	\$ _____	
Late fees	\$ _____	(plus accruing late fees)
Utilities	\$ _____	
Other:	\$ _____	
Total:	\$ _____	

If this amount is paid during the next rental month, then the next rental month payment will be due, plus any applicable late charges.

As provided for in your lease agreement, this sum includes the applicable late charges under Arizona Revised Statutes Section 33-1368(B). Please be advised that it is the intention of the owner to terminate your right to possession, without further act or notice by management, if your rent is not paid in full with all applicable late charges, within **FIVE (5) DAYS** from the date of this notice.

Termination of your right to possession pursuant to this notice does not relieve you of your obligation under the terms and conditions of your lease agreement.

Under Arizona Revised Statutes Sections 33-1362(C) and 33-1375(C), if you remain in possession of the residence without consent after termination of your right to possession, and if your holdover is willful and not in good faith, then, in addition to other remedies, the owner may recover from you an amount equal to not more than two month's periodic rent or twice the actual damages sustained by the owner, whichever is greater.

Your failure to comply with this notice will result in the immediate filing of a special detainer action, in which case the owner may recover all unpaid rent, late charges and other costs incurred, including attorney's fees. This demand, and any action taken pursuant hereto is in addition to and not in lieu of any other remedy available to owner, any of which remedies may be pursued by owner at any time.

Owner or Owner's Representative

Hand Delivered/Certified Mail
(Circle Method of Delivery)

Date and Time