

**NOTICE OF IMMEDIATE TERMINATION
FOR MATERIAL AND IRREPARABLE BREACH
(Residential)**

DATE _____

RE: Your Tenancy at _____

TO: _____

Management has been advised you have been engaged in a material or irreparable breach in and about the premises, including the following:

Because of such conduct, please be advised that you have irreparably breached material provisions of your Rental Agreement and that Management has terminated such Agreement effective herewith. Demand is hereby made, pursuant to A.R.S. § 33-1368(A) and 33-1377, that you vacate the above premises immediately. Should you fail to do so, an action will be commenced against you in forcible detainer for recovery of possession and damages.

Moreover, should your holdover of the premises beyond such date be willful and not in good faith, then pursuant to A.R.S. § 33-1362(C) and 33-1375(C), you will be liable for twice your monthly rental rate, or twice the actual damages to the Management, whichever is greater. Should any of these remedies be commenced against you, you will also be liable for court costs and attorney's fees.

Termination of your tenancy pursuant to this notice does not relieve you of your obligation under the terms and conditions of your Rental Agreement.

Should you wish to avoid the costs and remedies set forth herein above, you are advised to vacate the premises immediately.

Owner or Owner's Representative

Date and Time Delivered:
