**IMMEDIATE TERMINATION NOTICE LETTER**

To: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 And Any and All Occupants

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, AZ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

The landlord's name/tele. number are: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

It has come to the landlord’s attention that you have engaged in conduct that constitutes an immediate and irreparable breach of your lease. Specifically, you have been charged with, and/or upon information and belief, have committed the crimes of: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ and/or related charges, while on the leased premises.

Because of such conduct, you are advised that you have irreparably breached material provisions of your lease agreement and pursuant to Arizona Revised Statutes Section 33-1368(A), your lease is terminated effective immediately. Landlord demands that you vacate the premises immediately, but not later than 24 hours from the date of this notice. Should you fail to vacate the premises within twenty-four hours, a Special Detainer lawsuit in Arizona justice court will be filed against you for recovery of possession of the premises and damages.

Moreover, if you remain in the premises beyond the date and time set out above, your occupancy of the premises will be willful and not in good faith and pursuant to Arizona Revised Statutes Section 33-1362(C) and 33-1375(C), you will be liable for two times your monthly rental rate or twice the actual damages, whichever is greater. If it is necessary to file a lawsuit and go to court, you will also be liable for court costs and attorney fees.

If you do not vacate the premises and if landlord files a special detainer lawsuit and obtains a writ of restitution, the landlord will be authorized by law to take possession of all of your personal property found in the premises, pursuant to Arizona Revised Statutes Section 33-1368(E), and store it, at your expense, for a period of twenty-one days. If you do not recover your property within that time period, the landlord may sell or dispose of the property and apply the proceeds to amount you owe.

This notice was:

 [ ] Hand delivered [ ] Posted to entrance

 [ ] Mailed certified on \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ [ ] Mailed USPS on \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

to the address listed above.

By:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_