

FIVE-DAY NOTICE FOR NONPAYMENT OF RENT

Landlord:

Tenant(s):

And any/all occupants

Your rent was due on _____ and remains unpaid. Please be advised the landlord intends to terminate your right of occupancy under the rental agreement if the rent is not paid within five (5) days after your legal receipt of this notice, in accordance with A.R.S. '33-1368(B).

Rent:	\$	_____
Previous Balance:	\$	_____
Late charge to date:	\$	_____
\$ _____ Initial/Notice fee		
\$ _____ Per day rate		
TOTAL DUE	\$	_____*

*ADD \$ _____ PER DAY FOR EACH DAY AFTER _____ (date notice prepared)

If the past due and unpaid rent plus late charges is not paid within five days, the landlord will terminate the rental agreement and your right to occupancy by filing a special detainer action pursuant to A.R.S. '33-1377; in addition to requesting possession of the premises, the landlord will be requesting all past due rent, reasonable late fees set forth in the written Rental Agreement, attorney's fees, and court costs. After a special detainer has been filed, the rental agreement is reinstated only if you tender all past due rent, reasonable late fees set forth in the written Rental Agreement, attorney's fees, and court costs.

****YOUR RIGHTS UNDER THIS NOTICE ARE SEPARATE FROM THE FIVE-DAY NOTICE ABOVE, WHETHER YOU PAY WITHIN THE FIVE DAY PERIOD ABOVE OR NOT, UNDER FEDERAL LAW YOU STILL HAVE THIRTY DAYS AFTER RECEIPT OF THIS NOTICE TO REQUEST VALIDATION OF THIS DEBT.****

The Landlord (creditor) indicated above indicates that you owe the amount of debt stated herein, unless you, within thirty days after receipt of this notice, dispute the validity of the debt, or any portion thereof, the debt will be assumed to be valid by us.

Upon your written request to _____, within the thirty day period, they will provide you with verification of the debt including the name and address of the original creditor, if different from the current creditor. THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Hand-Delivered this _____ day of _____, 20 _____ to Tenant(s).

Certified Mail this _____ day of _____, 20 _____ to Tenant(s).

By: _____
Landlord's Agent

Tenant(s)