

**NOTICE OF MATERIAL AND IRREPARABLE BREACH  
IMMEDIATE TERMINATION**

LANDLORD :  _____  _____	TENANT (S) :  _____ And any and all occupants  _____
--------------------------------------	---

Your right of occupancy under the rental agreement has been terminated. This immediate termination of your rental agreement has occurred because you have committed the following material and irreparable breaches in violation of A.R.S. §33-1368(A):

DATE OF BREACH: \_\_\_\_\_ TIME: \_\_\_\_\_ POLICE REPORT # \_\_\_\_\_

DESCRIBE VIOLATION & CHECK BOX BELOW: \_\_\_\_\_

- ILLEGAL DISCHARGE OF WEAPON
- INCITING OR INDUCING OTHERS TO VIOLENCE
- CRIMINAL STREET GANG ACTIVITY - Committing or attempting to commit or facilitating or soliciting a felony act
- UNLAWFUL MANUFACTURING, SELLING, USING, STORING, KEEPING OR GIVING OF A CONTROLLED SUBSTANCE (DRUGS)
- INFLECTION OF BODILY HARM, ASSAULT, THREATENING, OR INTIMIDATING OF THE LANDLORD'S AGENTS OR OTHER TENANTS BY YOU OR YOUR GUESTS
- BREACH OF LEASE IRREPARABLY JEOPARDIZING THE HEALTH, SAFETY AND WELFARE OF THE LANDLORD'S AGENTS OR OTHER TENANTS BY YOU OR YOUR GUESTS
- IMMINENT OR ACTUAL SERIOUS PROPERTY DAMAGE
- ACTS OF NUISANCE PURSUANT TO A.R.S. 12-991
- ENGAGING IN PROSTITUTION
- MATERIAL AND IRREPARABLE BREACH: \_\_\_\_\_

**YOU MUST VACATE THE PREMISES IMMEDIATELY**

The landlord has terminated the rental agreement and your right to occupancy, and will file a special detainer action pursuant to A.R.S. §33-1377; in addition to requesting immediate possession of the premises, the landlord will be requesting all past due rent, reasonable late fees set forth in the written Rental Agreement, damages to the unit, attorney's fees, and court costs. If you remain in possession without the landlord's consent after this termination of the Rental Agreement and your holdover is wilful and not in good faith, the landlord may recover an amount equal to not more than two months' periodic rent or twice the actual damages sustained by the landlord, whichever is greater, pursuant to A.R.S. §33-1375(C) and A.R.S. §33-1362(C).

- Hand-Delivered this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_ to Tenant(s).
- Certified Mail this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_ to Tenant(s).

By: \_\_\_\_\_  
Landlord's Agent
Tenant(s)