

Notice of Abandonment

To: _____
 And any and all occupants

Pursuant to A.R.S. § 33-1370, notice is hereby given that the property located at the address appears to have been abandoned by you in violation of your lease with the landlord listed below. You are also in arrears on your rent in the amount of \$ _____ .00. If rent is not paid within five (5) days, or if you do not contact the landlord within five days, the landlord will exercise its rights pursuant to the statute above and retake possession of the premises. Should any personal property belonging to you be discovered by the landlord upon taking possession, the landlord will take possession of that property and hold it for you for ten (10) days. If you do not contact the landlord through the address or telephone number below within the 10 days, the landlord can and will sell all personal belongings abandoned by you and retain the amounts from that sale to compensate for any costs incurred for the removal and storage of that property. If the value of the property is too low to realize any monies from a sale, the personal property will be disposed or destroyed. Should the sale of personal property produce revenues which exceed the costs incurred by the landlord and the outstanding rent owed by you on the lease, the landlord will retain the excess amounts for you for a period not to exceed twelve (12) months, at which time the monies will escheat to the State of Arizona. In order to recover any personal property, or to prevent the repossession of this premises by the landlord, you must contact the landlord or owner's agent below within the time limits set forth above:

The landlord's name & tele. number are: _____

This notice was posted on the front door and mailed certified on
_____/_____/_____ to the address listed above.

By: _____

This is or may be an attempt to collect a debt. Any information obtained may be used for that purpose. If you want to dispute the debt, you must do so in writing within 30 days or the debt will be presumed to be valid. This notice does not mean that the legal action for possession &/or rent will be delayed, even if you intend to dispute the debt.