

NOTICE TO PAY RENT OR VACATE

To: _____

And Any and All Occupants

_____, Arizona _____

Pursuant to A.R.S. 33-1368(B), notice is hereby given that you have violated a material provision of your lease agreement by failing to pay rent as due as follows:

Balance forward:	\$	_____
Rent due on _____	\$	_____
Misc:	\$	_____
Plus: late fees of \$____.____ per _____	since	_____

If the rent and other charges due under the lease agreement are not paid in full by cashier's check or money order by the end of the fifth (5th) day following the date of this Notice, the landlord named below will institute legal action to terminate the lease agreement, evict you from the property, and obtain a money Judgment against you for rent and damages pursuant to your lease, plus court costs and attorney fees. In order to prevent this action from occurring, you must pay the above amounts, plus any future rent accrued prior to payment which is not included on this notice payable to the landlord listed below. If you made rent payments by direct deposit, you are hereby notified that you may no longer make payments in that manner, and all payments must be made by certified funds, mailed to the landlord below. Call your landlord if you need the mailing address.

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

This notice was ___ hand delivered ___ 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.