

THIRTY (30) DAY NOTICE (CARES ACT COVERED PROPERTY)

Notice of Intent to Terminate Lease for Non-Payment of Rent (A.R.S. § 33-1368(B))

DATE: **DATE**

TO:

RESIDENT(S)

and all other occupants
street address and unit number
city, Arizona ZIP code

FROM:

SENDER'S NAME

Agent for **community name**
street address
city, Arizona ZIP code
telephone number

NOTICE IS HEREBY PROVIDED, pursuant to A.R.S. § 33-1368(B), that your landlord has determined that you are in default of your obligations under and in material breach of your lease contract due to your failure to pay the rent and other obligations that have become due for your possession of the leased premises, as follows:

RENT:	\$0.00
LATE FEES*:	\$0.00
PREVIOUS BALANCE OR CREDIT:	\$0.00
UTILITIES:	\$0.00
N.S.F. FEE:	\$0.00
NOTICE PREPARATION/SERVICE FEE:	\$0.00
OTHER CHARGES (N/A):	\$0.00
TOTAL DUE:	\$0.00

* LATE FEES CONTINUE TO ACCRUE AT **\$0.00** PER DAY.

DEMAND IS HEREBY MADE that you cure this default and breach within **five (5) calendar** days of your receipt of this notice or vacate the premises no later than **THIRTY (30) DAYS** OF your receipt of this notice pursuant to Section 4024(c), CARES Act.

PLEASE BE ADVISED THAT YOUR LANDLORD MAY FILE THIS CASE FIVE DAYS AFTER YOUR RECEIPT OF THIS NOTICE BUT WILL NOT SEEK TO HAVE YOU REMOVED FROM THE PREMISES EARLIER THAN THE 31ST DAY FOLLOWING YOUR RECEIPT OF THIS NOTICE.

NOTICE IS FURTHER PROVIDED that if you fail to cure the above-described breach within the above-referenced periods, your landlord will terminate your right to continued possession of the leased premises without further noticed action. Moreover, your landlord may then commence a lawsuit in special detainer pursuant to A.R.S. § 33-1377 and Rule 5, Rules of Procedure for Eviction Actions to recover possession of the leased premises and obtain an award of applicable monetary damages including, but not limited to, taxable (court) costs, reasonable attorneys' fees, and, if applicable, outstanding and unpaid rents and forfeited concessions/lease inducements. You are also notified that the surrender of possession of the leased premises will not release you from your lease contract or, potentially, a pending eviction action.

Because of the global COVID-19 pandemic, you may be eligible for temporary protection from eviction under Federal law. Learn the steps you should take now: Visit www.cfpb.gov/eviction or call a housing counselor at 800-569-4287

NOTICE IS FURTHER PROVIDED that your landlord conveys the following special instructions regarding this correspondence and the above-referenced material breach: **N/A.**

HAND-DELIVERED

Hand-delivered to an above-named individual or to a person of reasonable age and discretion residing within the leased premises.

CERTIFIED/REGISTERED MAIL

Mailed, via certified or registered U.S. Mail, to the above-named individual(s) at the leased premises.

DATE: _____ RECIPIENT: _____

DATE: _____ SENDER: _____

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title

Agent for community name

HAND-DELIVERED

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DATE: _____ RECIPIENT: _____

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REVISED 08/09/2021
SCOTTCLARKLAW.COM

CERTIFIED/REGISTERED MAIL

Mailed, via certified or registered U.S. Mail, to the above-named individual(s) at the leased premises.

DATE: _____ SENDER: _____



LAW OFFICES OF
SCOTT M. CLARK P.C.