

**NOTICE OF INTENT TO TERMINATE LEASE  
FOR MATERIAL BREACH  
(TEN DAY NOTICE TO FIX OR CORRECT PROBLEM)**

From: Landlord: \_\_\_\_\_

To: \_\_\_\_\_  
& Any/All Occupants

Date: \_\_\_\_\_

**You have violated your lease. Your landlord is considering starting an eviction action and will likely do so unless within ten calendar days from the date you received this notice you either (1) completely and permanently resolve the problem(s) or (2) move out.**

Explanation of Violation(s):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Your landlord would like to give you an opportunity to resolve this matter before an eviction lawsuit is filed. You need to contact your landlord/property manager immediately. This legal notice is a formal demand under Arizona law that you either fix the violations or move out of the residence and return the keys within ten days from the date you received this notice. [A.R.S. § 33-1368](#).

Additional information on eviction actions is available at: [AZLawHelp.org](#) or [AZCourtHelp.org](#).

**WARNING:** If there is another or similar violation during your lease, your landlord may terminate your lease and give you a notice requiring you to move within 10 calendar days.

THIS NOTICE IS SERVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

(Name of person serving the notice)

( ) Delivered in Hand to the Tenant or other occupant:

\_\_\_\_\_ (the name of the person who got the notice)

( ) Certified Mail -Receipt Number: \_\_\_\_\_