

5 Day Notice to Comply or Vacate (Fix or Correct Problem)

Notice for Materially Affecting Health and Safety

Tenant(s) Name: _____

Tenant Address: _____

Notice Date: _____

You have violated your rental agreement. The following is what happened, where it happened and when. Attach additional sheet(s) if needed.

Your landlord may file an eviction action asking the judge to order you to move unless you do one of the following:

1. Fix the violation(s) within 5 calendar days of receiving* this notice by doing the following: _____
2. Move out of the rental and **return the keys** to the landlord within 5 calendar days of receiving this notice.
3. Contact the landlord and settle this matter. It is best to get this agreement in writing signed by both you and the landlord.

**If this notice was hand-delivered, you have 5 calendar days to act from the date you or members of your household received the notice. If this notice was sent by certified or registered mail, you have 5 calendar days to act from the date you signed the postal service green card or 10 calendar days from the date the envelope was postmarked, whichever comes first.*

If you do not fix the violation(s), move out of the rental and return the keys, or settle this matter (it is best to get this agreement in writing), the landlord may file an eviction action. If an eviction is filed, you have the right to appear in court and dispute the eviction action. After a hearing, the judge will decide if you have to move or can legally remain in the rental. If a judgment is entered against you, you may be required to pay damages, rent, late fees, attorney fees, and court costs. You may remain in the rental property only if the landlord agrees in writing to let you stay.

WARNING: If there is **another or similar violation** during the rest of the rental agreement, your landlord may give you a notice requiring you to move within 10 calendar days. If you do not move, the landlord may file an eviction action.

Date: _____ Signature: _____

Landlord Name: _____

Landlord Address: _____

Landlord Phone: _____

**DECLARATION OF SERVICE OF
NOTICE TO COMPLY OR VACATE**

I, _____, declare:

1. I am now, and at all times mentioned herein, a citizen of the United States, resident of the State of _____, over the age of eighteen years. I make this declaration based on my own personal knowledge. I am competent to testify to the matters herein.

2. On _____, 20____, at approximately _____ am/pm, I served a Notice to Comply or Vacate to the Premises located at: _____
_____ in _____ County, Arizona, by:

- a) personally handing a true and correct copy to _____, tenant under the Lease, (hereinafter the "Tenant"); **OR**
- b) mailing the Notice to Comply or Vacate by certified or registered mail with a return receipt.

I declare under penalty of perjury of the laws of the State of Arizona that the foregoing is true and correct.

DATED this ____ day of _____, 20____, in the city of _____, Arizona.

_____, Declarant

(PRINT NAME)