

Notice of Material and Irreparable Breach

Immediate Notice to Vacate

Tenant(s) Name: _____

Tenant Address: _____

Notice Date: _____

You have violated your rental agreement. **The violation(s) cannot be fixed. Your landlord wants you to move out now and return the keys immediately.** The following is what happened, where it happened and when. Attach documentation, police reports or any other additional information.

An eviction action may be or has been filed against you. If an eviction action has been filed, you have the right to appear in court to dispute the eviction action. After a hearing, the judge will decide if you have to move or if you can legally stay in the rental. If a judgment is entered against you, a Writ of Restitution (a court order to have you removed from the rental) may be issued between 12-24 hours from the date the judgment is signed and you may be required to pay damages, attorney fees, and court costs.

Date: _____ Signature: _____

Landlord Name: _____

Landlord Address: _____

Landlord Phone: _____

**DECLARATION OF SERVICE OF
NOTICE OF MATERIAL AND IRREPARABLE BREACH
IMMEDIATE NOTICE TO 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 of Material and Irreparable Breach (Immediate Notice to 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 of Material or Irreparable Breach (Immediate Notice to 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)