

10 Day Notice to Comply or Vacate

Notice for Material Noncompliance for Falsification of Information

Tenant(s) Name: _____

Tenant Address: _____

Notice Date: _____

You and all other occupants are in violation of your tenancy or rental agreement for falsifying the following information on your rental application:

- Total Number of Occupants In the Dwelling Unit
- Unauthorized Pets
- Income Information
- Social Security Number(s)
- Tenant Employment Information

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 10 calendar days of receiving* this notice by doing the following: _____
2. Move out of the rental and **return the keys** to the landlord within 10 calendar days of receiving this notice on _____.
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 you and all other occupants fail to comply or move out and deliver possession of the premises by the termination date specified above, legal action may be taken to evict you from the premises and to recover all unpaid rent, costs for damages to the premises, if any, and any other remedies available under Arizona law.

**If this notice was hand-delivered, you have 10 calendar days to act from the date you or members of your household received the notice. If this notice was sent by registered or certified mail, you have 10 calendar days to act from the date you signed the postal service green card or 15 calendar days from the date the envelope was postmarked, whichever comes first.*

If you do not move out of the rental and return the keys, 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.

Date: _____ Landlord Signature: _____

Landlord Name: _____

Landlord Address: _____

Landlord Phone: _____

More information about this Notice can be found under the Arizona Residential Landlord and Tenant Act. Please Visit Arizona Department of Housing, Maricopa County Court, AZLawHelp.org and AZCourtHelp.org

**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)