THIRTY-DAY NOTICE OF TERMINATION OF RENTAL AGREEMENT FOR REPETITIVE CONDUCT

(A.R.S. § 33-1476(D)(4) and (D)(5) – Mobile Home Park)

Date: _____ Space #: _____

TO:_____

_____

_____

FROM:_____

_____

_____

You were given a prior Notice of Repetitive Conduct – Final Warning Before Termination pursuant to A.R.S. § 33-1476(D), due to your repetitive violations of the lease and/or rules within a twelve (12) month period. Since that notice was given, the landlord has documented the following incident (check one):

☐ **Same type – A.R.S. § 33-1476(D)(4).** The incident is of the same type as the repetitive conduct described in the final warning notice.

☐ **Any type – A.R.S. § 33-1476(D)(5).** The incident is conduct of a type described in A.R.S. § 33-1476, and the final warning notice was given under A.R.S. § 33-1476(D)(5).

Documentation of the Incident:

No.	Date and Time	Place	Documentation (photos, reports, written complaints, witnesses)	Same Type? (Y/N)
1				
2				
3				
4				

☐ Copies of the documentation listed above are attached to this notice.

Description of the Incident: Despite the prior notices, the following violation of the lease and/or rules has occurred (state the date, place, and circumstances):

_____

_____

_____

TERMINATION: Your rental agreement and tenancy will terminate on _____, which is thirty (30) days after the date of this notice. You must vacate the space and return possession of the premises to the landlord on or before that date.

YOU ARE FURTHER NOTIFIED that this final notice does not provide an opportunity to cure. If you do not vacate by the termination date, the landlord may file a special detainer action, and you may be responsible for unpaid rent, late fees, rental discounts, attorney fees, court costs, and any other damages owed at the time of filing. Rent remains due through the termination date. This notice, and any action taken by the landlord or their representative, does not waive any other rights or options the landlord may have under the law.

_____

Landlord / Authorized Agent

Hand Delivered this date: _____ Certified Mail this date: _____

Tracking No. _____