NOTICE OF REPETITIVE CONDUCT
FINAL WARNING BEFORE TERMINATION
(A.R.S. § 33-1476(D)(4) and (D)(5) – Mobile Home Park)

Date: _____ Space #: _____

TO:_____
_____
_____

FROM:_____
_____
_____

NOTICE: Pursuant to A.R.S. § 33-1476(D), you are notified that the landlord has documented the following within the twelve (12) month period preceding the date of this notice (check all that apply):

☐ **Same type – A.R.S. § 33-1476(D)(4).** You have engaged in repetitive conduct that has been the subject of notice(s) under A.R.S. § 33-1476(D), and the landlord has documented two (2) or more incidents of the same type within a twelve (12) month period.

☐ **Tenant complaints – A.R.S. § 33-1476(D)(4).** The landlord has received two (2) or more written complaints from other tenants about your repetitive conduct within a twelve (12) month period.

☐ **Any type – A.R.S. § 33-1476(D)(5).** You have been involved in three (3) or more documented incidents of conduct of any type described in A.R.S. § 33-1476 within a twelve (12) month period.

Description of the Repetitive Conduct:

_____

_____

Documented Incidents, Prior Notices, and Complaints:

No.	Incident Date	Description of Conduct (date, place, circumstances)	Documentation / Prior Notice (type and date served) or Tenant Complaint (Space # and date)	Same Type? (Y/N)
1				
2				
3				
4				

Copies of the documentation listed above are: ☐ attached to this notice ☐ available for your review at the park office.

YOU ARE FURTHER NOTIFIED that upon documentation of the next incident (of the same type, if this notice is given under A.R.S. § 33-1476(D)(4)), FINAL NOTICE will be given and your rental agreement and tenancy will be terminated thirty (30) days after the date of that final notice. After termination, 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.

This notice does not by itself terminate your rental agreement. 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. _____