Notice of Invalid Late Charges

Dear Landlord:

Your demand for $ _____ representing late charges is invalid under Arizona law, A.R.S. § 33-1368(B). Pursuant to A.R.S. § 33-1368(B), a late fee may only be charged if it is provided for in a written rental agreement and is reasonable. I do not owe the amount you are demanding for the following reasons:

(please check all that apply)

☐ There is no written rental agreement;

☐ The written rental agreement does not provide for late fees;

☐ Your calculations are wrong. The correct amount I owe is the following:

$ _____

Sincerely, _____ Date _____
[Signature]

Print Name: _____

Address: _____ Apt.# _____

City: _____ State: _____ Zip: _____

☐ This notice served by certified mail on _____

☐ Return receipt requested – tracking number _____

☐ Hand-delivered to (name/title): _____

Date and time of hand-delivery: _____