Request for Repairs with Self-Help Option

Dear Landlord:

Since Arizona law A.R.S. § 33-1324 requires you to maintain my dwelling in a fit and habitable condition and in reasonable repair, I am writing to inform you of the need for repairs as follows:

_____

_____

_____

_____

_____

The above conditions are a material non-compliance with the rental agreement. Please take action on these matters within ten (10) days, or fewer in the case of an emergency, as required by law under A.R.S. § 33-1363(A), or I will, without further notice, do one or more of the following:

☐ Sue for damages for your failure to timely make repairs.

☐ Have the repairs made by a licensed contractor. At that time, I will provide to you an itemized statement and a waiver of lien, and I will deduct the actual and reasonable cost of repairs (up to $300.00 or half of my monthly rent, whichever is greater) from my next rental payment. A.R.S. § 33-1363(A).

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: _____