

NOTICE OF ABANDONMENT

DATE _____

RESIDENT _____ RESIDENT: _____

ADDRESS _____ APT. # _____

Notice is hereby given pursuant to A.R.S. 33-1370 that the Landlord has determined that you have abandoned the dwelling unit you are renting at the above address. This determination is based on either: (1) your absence from the premises for at least seven (7) consecutive days, rent being at least ten (10) days past due; and the lack of any reasonable evidence that you are occupying the premises; or (2) your absence from the premises for at least five (5) days, rent being at least five (5) days past due, and the absence of your personal property from the dwelling unit.

If you fail to contact owner or its representative within five (5) days from the date of posting and mailing this notice (as indicated below), owner and/or its representative will deem you to have abandoned the premises, and owner and/or its representative then may exercise any one or more of the following remedies in the manner prescribed under Arizona law: (I) retake possession of the premises and attempt to re-rent the premises; (II) declare a forfeiture of the refundable security deposit and apply such forfeited security deposit to payment of accrued rent and other reasonable costs; (III) remove your personal property from the premises and store, sell and/or dispose of the property; and/or (IV) exercise any other remedy provided under Arizona law.

If you have not abandoned the premises, please notify owner and/or its representative within five (5) days so that arrangements can be made for payment of all your delinquent rent and other charges.

In the event the premises have been abandoned by you, you will remain responsible for payment of any rent accruing under your rental agreement until the premises are re-rented or until your rental agreement is deemed terminated pursuant to Arizona law, whichever is earlier.

OWNER OR OWNER'S REPRESENTATIVE

POSTED AND SENT CERTIFIED MAIL /
RETURN RECEIPT REQUESTED ON

