

**NOTICE OF MATERIAL AND IRREPARABLE BREACH
(IMMEDIATE NOTICE TO MOVE)**

From: Landlord: _____

To: _____
(& Any/All Occupants)

Date: _____

You have violated your lease and the violations cannot be fixed. Your landlord wants you to move out now and return the keys immediately. The following is what, where, and when it happened. Additional pages will be attached if necessary.

Explanation of Violation(s):

An eviction action may be or has been filed against you. If the eviction case has been filed already, you received a notice of hearing and you have the right to appear in court to dispute the allegations. After the hearing, the judge will decide if you must move or if you may legally stay in the rental. If a judgment is entered against you, a Writ of Restitution (a court order to have you removed from the property) may be issued 12-24 hours from the date the judgment is signed. You may also be required to pay damages, attorney fees, and court costs. [A.R.S. § 33-1368](#).

Additional information on eviction actions is available at: AZLawHelp.org or AZCourtHelp.org.

THIS NOTICE IS SERVED BY: _____
(Name of person serving the notice)

DATE: _____

() Delivered in Hand to the Tenant or other occupant:

(the name of the person who got the notice)

() Certified Mail -Receipt Number: _____