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5 DAY NOTICE TO PAY OR VACATE

TO TENANT(S): _____

Past due rent in the amount of \$ _____, plus late charges in the amount of \$ _____ For the rental of the premises described as _____

_____ is unpaid.

Pursuant to A.R.S. § 33-1368B, Landlord intends to terminate the rental agreement and file a special detainer court action pursuant to A.R.S. § 33-1377 if past due rent is not paid within five (5) days following service of this notice upon Tenant(s).

To avoid having a forcible detainer law suit filed against you which may result in additional costs to you, please pay the past due rent stated above within five (5) days, or vacate the premises described above and give possession to the landlord.

A COPY OF ARIZONA STATUTES RELATING TO THIS NOTICE AND FORCIBLE DETAINER ACTIONS IS ON THE SECOND PAGE OF THIS NOTICE.

DATED _____ By _____
Party Entitled to Possession

CERTIFICATE OF SERVICE

I hereby certify that I delivered a copy of the foregoing notice to _____
at _____
on the _____ day of _____, 20____.

Signature of person serving notice

33-1310. General definitions

LEGAL WARNING

Section 6 Criminal Law Act 1977
As Amended by Criminal Justice and Public Order Act 1994

TAKE NOTICE

THAT we live in this property, it is our home and we intend to stay here.

THAT at all times there is at least one person in this property.

THAT any entry or attempt to enter into this property without our permission is a criminal offence as any one of us who is in physical possession is opposed to entry without our permission.

THAT if you attempt to enter by violence or by threatening violence we will prosecute you. You may receive a sentence of up to six months imprisonment and/or a fine of up to £5,000.

THAT if you want to get us out you will have to take out a summons for possession in the County Court or in the High Court, or to produce to us a written statement or certificate in terms of S.12 A Criminal Law Act, 1977 (as inserted by Criminal Justice and Public Order Act, 1994).

THAT it is an offence under S.12 A (8) Criminal Law Act 1977 (as amended) to knowingly make a false statement to obtain a written statement for the purposes of S.12 A. A person guilty of such an offence may receive a sentence of up to six months imprisonment and/or a fine of up to £5,000.

Signed

The Occupiers

N.B. Signing this Legal Warning is optional. It is equally valid whether or not it is signed.

COLORADO 10-DAY NOTICE TO QUIT

To: _____
All residents (tenants and subtenants) in possession and all other in possession

The premises herein referred to is located in the City of _____
County of _____ State of Colorado, Zip Code _____ designated by the street address of _____

In accordance with your lease agreement signed on the _____ day of _____, 20____ and the laws in the State of Colorado WITHIN TEN (10) DAYS after service on you of this notice, you are hereby required to

(Check Appropriate Box)

NON-PAYMENT OF RENT

☐ - Pay to the undersigned or _____ an authorized agent, the rent of the premises hereinafter described, of which you now hold possession amounting to the sum of _____ Dollars (\$ _____) enumerated as follows:
\$ _____ Due from _____ 20____ To _____ 20____
or quit and deliver up the possession of the premises.

LEASE VIOLATION (NOT RELATED TO RENT)

☐ - Remedy the violation described as _____ as it is in non-compliance and a direct violation of your lease agreement. You shall notify the landlord within the notice period that the violation has been cured or quit and deliver the possession of the premises.

YOU ARE FURTHER NOTIFIED THAT, the owner/landlord does hereby elect to declare that forfeiture of your lease or rental agreement under which you hold possession of the above described premises and if you fail to perform or otherwise comply, will institute legal proceedings to recover rent and possession of said premises which would result in a judgment against you including costs and necessary disbursements together with possible statutory damages as allowed by law for such unlawful detention.

Landlord/Agent Signature _____

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