

COMMERCIAL LOCKOUT NOTICE

TO: & ANY/ALL OCCUPANTS

DATE:

RE: Rent owed in the amount of

You are delinquent in your rent. This is your notice¹ pursuant to A.R.S. § 33-361 that my client is terminating your right to possession of the premises under your lease. A.R.S. § 33-361 provides that when your rent is in arrears for five (5) days, your landlord may re-enter the property and take possession without formal demand. The law further provides that my client, at its option, may institute an action for recovery of the premises. Pursuant to Paragraph ____ of your lease, you have ____ days to cure the above delinquency. My client has the option to reinstate your lease, and it is important that you comply with this notice. You remain liable for all sums due until your lease expires.

Further, under A.R.S. § 33-1023, my client has the option of securing a lien upon as much personal property of yours located on the premises and not exempted by law as is necessary to secure the payment of the rent. If your rent is not paid and satisfied within twenty (20) days after seizure, my client may sell the seized property in the manner prescribed in A.R.S. § 33-1021. Do not remove any property as such action will be considered an illegal trespass.

This notice delivered via:

Certified Mail

Regular First Class Mail

Other _____

Hand-delivery

(acknowledgement of hand-delivery by tenant)

Landlord or Agent for Landlord

This is an attempt to collect a debt. Any information obtained will be used for that purpose. Unless you dispute the validity of the debt, or any portion thereof, within thirty days of receipt of this letter, it will be assumed to be valid. If the dispute is received in writing, debt verification, or a copy of the judgment, will be obtained and mailed to you. If requested in writing within thirty days of receipt of this letter, the original creditor's name and address will be provided. Pursuant to 15 U.S.C. § 1692E(11), please be advised that this communication is from a landlord or property manager, which may, in this case, be acting on behalf of a debt collector.

¹ Service of this notice may be accomplished via regular mail, certified mail, hand-delivery, process server, etc.; the five days to tender payment shall commence after the first notice is received and shall not be extended if additional copies of this notice are subsequently received.