

# TENANT ATTACHMENT



*This attachment is intended to be given to the Tenant prior to the submission of any offer and is not part of the Residential Lease Agreement's terms.*



# ATTENTION TENANT!

## YOU ARE ENTERING INTO A LEGALLY BINDING AGREEMENT.

- 1. Read the entire agreement *before* you sign it.
- 2. Review the Rules & Regulations, CC&Rs and all other governing documents, especially if the property is in a homeowner's association.
- 3. You are *strongly* urged to obtain Renter's Insurance.
- 4. Investigate all material (important) facts.
- 5. If a Residential Lease Owner's Property Disclosure Statement is provided, carefully review that document. This information comes directly from the Landlord. Investigate any blank spaces.
- 6. Read and understand your rights and obligations pursuant to the *Arizona Residential Landlord and Tenant Act*, a copy of which can be obtained on the Department of Housing website: [www.azhousing.gov](http://www.azhousing.gov)

You can obtain information about considerations when renting a property through the Tenant Advisory at <http://www.aaronline.com>.

Remember, you are urged to consult with an attorney, inspectors, and experts of your choice in any area of interest or concern in the transaction. Be cautious about verbal representations, advertising claims, and information contained in a listing.

Verify anything important to you.

**Tenant's Check List**

Tenant Attachment • Updated: February 2014  
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# RESIDENTIAL LEASE AGREEMENT

Document updated:  
February 2014



The pre-printed portion of this form has been drafted by the Arizona Association of REALTORS®. Any change in the pre-printed language of this form must be made in a prominent manner. No representations are made as to the legal validity, adequacy and/or effects of any provision, including tax consequences thereof. If you desire legal, tax or other professional advice, please consult your attorney, tax advisor or professional consultant.



1. **LANDLORD:** \_\_\_\_\_ or  identified on Line 328.  
PROPERTY OWNER(S) (LANDLORD) NAME(S)

2. **TENANT:** \_\_\_\_\_  
TENANT(S) NAME(S)

3. Landlord and Tenant enter into this Residential Lease Agreement ("Lease Agreement") on the terms contained herein. Landlord  
4. rents to Tenant and Tenant rents from Landlord, the real property and all fixtures and improvements thereon and appurtenances  
5. incident thereto, plus personal property described below (collectively the "Premises").

6. Premises Address: \_\_\_\_\_

7. City: \_\_\_\_\_ AZ, Zip Code: \_\_\_\_\_

8. **Personal Property Included and to be maintained in operational condition by Landlord:**

9.  Washer  Dryer  Refrigerator  Range/Oven  Dishwasher  Microwave

10.  Other: \_\_\_\_\_

11. **Occupancy:** The Premises shall be used only for residential purposes and only by the following named persons:

12. \_\_\_\_\_  
13. \_\_\_\_\_

14. **Assignment and Occupancy Restrictions:** Only persons listed above may occupy the Premises or any part thereof without Landlord's  
15. prior written consent. If Tenant attempts to sublet, transfer, or assign this Lease Agreement and/or allows any persons other than those listed  
16. above to occupy the Premises without Landlord's prior written consent, such act shall be deemed a material non-compliance by Tenant of  
17. this Lease Agreement and Landlord may terminate this Lease Agreement.

18. **Addenda Incorporated:**  Lead-based Paint Disclosure  Move-In/Move-Out Condition Checklist

19.  Other: \_\_\_\_\_

20. **Term:** The Lease Agreement shall begin on \_\_\_\_\_ at \_\_\_\_\_ and end on \_\_\_\_\_ at \_\_\_\_\_,  
MO/DA/YR TIME MO/DA/YR TIME

21. at which time this Lease Agreement shall automatically continue on a month-to-month basis, with all other terms and conditions set forth  
22. herein remaining the same, unless either party provides written notice to the other of their intention to terminate the Lease Agreement.  
23. Notice to terminate the Lease Agreement at the end of the original term shall be given on or prior to the last rental due date of the original  
24. term. Notice to terminate, if on a month-to-month basis, shall be given thirty days prior to the periodic rental due date. At lease termination  
25. Tenant shall return all keys/garage door/entry gate openers as described herein and vacate the Premises.

26. **IF TENANT WILLFULLY FAILS TO VACATE THE PREMISES AS PROVIDED FOR IN THIS LEASE AGREEMENT, LANDLORD  
27. SHALL BE ENTITLED TO RECOVER AN AMOUNT EQUAL TO BUT NOT MORE THAN TWO MONTHS' PERIODIC RENT OR  
28. TWICE THE ACTUAL DAMAGES SUSTAINED BY LANDLORD, WHICHEVER IS GREATER, AS PROVIDED FOR IN THE  
29. ARIZONA RESIDENTIAL LANDLORD AND TENANT ACT ("ARLTA").**

30. **Earnest Money:**  No Earnest Money is required.  
31.  Earnest Money is required in the amount of \$ \_\_\_\_\_.  
32. Until offer is accepted, Landlord is entitled to lease the Premises to another tenant.

33. **Form of Earnest Money:**  Personal Check  Cashier's Check  Other: \_\_\_\_\_

34. Upon acceptance of this offer by Landlord, Earnest Money will be deposited with:

35.  Broker's Trust Account \_\_\_\_\_  
(PRINT BROKERAGE FIRM'S NAME)

36.  Landlord

37.  Other: \_\_\_\_\_

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38. All Earnest Money shall consist of immediately available funds and is subject to collection. In the event any payment for Earnest Money is
39. dishonored for any reason, at Landlord's option, Landlord shall be immediately released from all obligations under this Lease Agreement by
40. notice to Tenant. Upon acceptance of this Lease Agreement by all parties, all Earnest Money shall be applied to deposits and/or initial rents.

41. Periodic Rental Due Date: The Rent and all other accrued charges shall be due and payable no later than 5:00 p.m. on the 1st day
42. of each month (regardless of weekends or holidays). Rent shall be payable in advance without deductions or offsets. Landlord is not required
43. to accept a partial payment of Rent or other charges. If the sales tax changes during the term of this Lease Agreement, Landlord may adjust
44. the amount of Rent due to equal the difference caused by the tax change upon thirty (30) days notice to Tenant.

45. Rent: Tenant shall pay monthly installments of \$ \_\_\_\_\_ plus any applicable sales taxes, which are currently
46. \$ \_\_\_\_\_, totaling \$ \_\_\_\_\_ ("Rent") to: \_\_\_\_\_,
47. at: \_\_\_\_\_.

48. Late Charges and Returned Checks: A late charge of \$ 25 + \$5/day \_\_\_\_\_ shall be added to all Rent not received
49. by [X] 5:00 p.m. on the due date or [ ] \_\_\_\_\_ days after due date and shall be collectible as Rent. Tenant shall pay a charge of
50. \$ 40.00 \_\_\_\_\_ for all funds dishonored for any reason, in addition to the late charge provided herein.
51. These additional charges shall be collectible as Rent. If a Rent payment has been returned unpaid for any reason,
52. Landlord shall be entitled to demand that all sums due pursuant to this Lease Agreement be paid in the form of a cashier's
53. check or money order.

54. Late or Partial Payments: The acceptance by Landlord of any late or partial payment shall not change the due date or amount of
55. any required payment in the future and shall not relieve Tenant of any obligation to pay the balance of the Rent and any applicable
56. late fees or costs.

57. Rent Proration: If Rent is being prorated for a period other than a full month, Tenant shall pay on \_\_\_\_\_ \$ \_\_\_\_\_ plus any
58. applicable sales tax of \$ \_\_\_\_\_, totaling \$ \_\_\_\_\_ for the prorated period beginning \_\_\_\_\_ and ending \_\_\_\_\_.

59. Note: The ARLTA prohibits a landlord from demanding or receiving security, however denominated, including, but
60. not limited to, prepaid Rent in an amount or value in excess of one and one-half month's Rent; however the
61. ARLTA does not prohibit a Tenant from voluntarily paying more than one and one-half month's Rent in advance.
62. The breakdown of the deposit amounts shown below is solely for the purpose of showing how such amounts
63. were calculated and does not limit landlord's right to use all deposit amounts as permitted by the ARLTA.
64. Deposits may be placed in interest-bearing accounts, which interest shall be retained by the Broker or Landlord.
65. REFUNDABLE DEPOSITS SHALL NOT BE USED AS A CREDIT TOWARDS LAST MONTH'S RENT.

66. Initial Rent Payment: \$ \_\_\_\_\_

67. Refundable Security Deposit Due: "Security Deposit" is given to assure payment or performance under this Lease Agreement.
68. "Security Deposit" does not include a reasonable charge for redecorating or cleaning.

69. Security deposit: \$ \_\_\_\_\_

70. Pet deposit: + \$ \_\_\_\_\_ (assistive and service animals are not considered "pets")

71. Cleaning deposit: + \$ \_\_\_\_\_

72. Non-refundable Charges Due:

73. Cleaning Fee: + \$ \_\_\_\_\_ (for additional cleaning and sanitizing of the Premises after Tenant vacates)

74. Redecorating Fee: + \$ \_\_\_\_\_ (for periodic repair/replacement of floor and window coverings, paint and
75. decorative items after Tenant vacates)

76. Pet Cleaning Fee: + \$ \_\_\_\_\_ (for additional wear, tear and cleaning after Tenant vacates)
77. (assistive and service animals are not considered "pets")

78. Other Fee: + \$ 9.50 (for Tenant Liability Insurance - Monthly Premium )

79. Tax Due on Initial Rent and Non-refundable Charges Paid to Landlord:

80. Sales tax charged: + \$ \_\_\_\_\_ City rental tax rate \_\_\_\_\_ % Taxable amount \$ \_\_\_\_\_

81. Total Required Payment: \$ 9.50

82. Less Earnest Money - \$ \_\_\_\_\_

83. BALANCE DUE (CERTIFIED FUNDS): \$ 9.50 to be delivered to Landlord on or before \_\_\_\_\_ MO/DA/YR

84. Refundable deposits will be held: [ ] by Landlord [X] in Broker's Trust Account \_\_\_\_\_ Revelation Real Estate
BROKERAGE FIRM NAME

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85. No refundable deposit shall be transferred from the Broker's Trust Account to anyone other than Tenant without ten (10) calendar days' written notice to Tenant. If deposits are held by Landlord, Tenant and Landlord agree to hold Broker harmless of all liability regarding said deposits. If the Premises are surrendered to Landlord at the termination or expiration of this Lease Agreement in a clean and undamaged condition acceptable to Landlord, Landlord shall return the refundable deposits to Tenant within the time period provided for in the ARLTA. However, if the Premises are delivered to Landlord in an unclean, damaged or unacceptable condition, Landlord shall be entitled to retain all or a portion of the refundable deposits and hold Tenant liable for any additional charges.

91. **Application/Credit/Background Contingency:** A credit/background report(s) application fee of \$ \_\_\_\_\_ is due by separate payment and is non-refundable. This Lease Agreement is contingent on satisfactory verification and approval by Landlord of Tenant's employment, credit, banking references, income, past rental history, and criminal and/or other background check(s) prior to possession. Tenant consents to these credit/background check(s) by Landlord or Broker. Tenant shall complete a separate rental and/or credit application containing all the required information. Tenant warrants that the information is correct and complete and that Tenant has disclosed all pertinent information and has not withheld any information, including, but not limited to, poor credit, early terminations of leases, evictions or bankruptcy. Tenant's material falsification of any information provided to Landlord shall entitle Landlord to terminate this Lease Agreement and pursue all applicable remedies, damages, court costs and reasonable attorneys' fees. The credit history of Tenant with respect to this Lease Agreement may be reported to any credit bureau or reporting agency.

101. **Pets** (including, but not limited to animals, fish, reptiles or birds): Assistive and service animals are not considered "pets."  
102.  No pets allowed. Tenant agrees not to keep or permit any pets on the Premises without prior written consent of the Landlord.  
103.  Landlord hereby grants Tenant permission to keep the following described pet(s) on the Premises:  
104. \_\_\_\_\_ and Tenant  
105.  is required  is not required to maintain a liability insurance policy to cover any liability incurred due to pets with a  
106. minimum of \$ \_\_\_\_\_ coverage and cause Landlord to become an "additional insured" under the policy.

107. **Keys:** Landlord agrees to deliver to Tenant keys for Premises:  \_\_\_\_\_ Door  \_\_\_\_\_ Pool  \_\_\_\_\_ Mail Box  
108.  \_\_\_\_\_ Entry Gate  Other: \_\_\_\_\_ and  \_\_\_\_\_ garage door openers upon possession.  
109. Tenant shall pay Rent and shall remain responsible for the security of the Premises until all keys and garage door openers have been physically returned to Landlord/Property Manager/Authorized Representative or otherwise satisfactorily accounted for by Tenant. Leaving keys/garage door opener/entry gate opener in or on the Premises will not be considered returned unless expressly authorized by Landlord in writing. Tenant agrees to pay all costs related to replacing lost or unreturned keys and/or garage door/entry gate openers. Tenant shall not change the locks or add a deadbolt lock without Landlord's written consent. Tenant acknowledges that unless otherwise provided herein, Premises have not been re-keyed.

115. **Utilities:** Tenant agrees to arrange, and pay for when due, all utilities except: \_\_\_\_\_  
116. \_\_\_\_\_

117. **Association:** Premises is located within a community association(s):  Yes  No If yes, explain: \_\_\_\_\_  
118. \_\_\_\_\_

119. **Association Dues:** If applicable, homeowners' and other association dues and assessments shall be paid by Landlord.

120. **Maintenance Responsibility:** The following shall be the responsibility of the party indicated:

- 121. A. Pool Maintenance:  
122. Cleaning/Routine Maintenance:  Landlord  Tenant  Association  Not applicable  
123. Pool Chemicals:  Landlord  Tenant  Association  Not applicable
- 124. B. Routine Pest Control:  Landlord  Tenant  Association  Not applicable
- 125. C. Yard Maintenance:  
126. Front Yard:  Landlord  Tenant  Association  Not applicable  
127. Back Yard:  Landlord  Tenant  Association  Not applicable
- 128. D. Other: \_\_\_\_\_  Landlord  Tenant  Association  Not applicable

129. **Upkeep of the Premises:** Tenant has completed all desired physical, environmental or other inspections and investigations of the Premises and is satisfied with the physical condition, except as otherwise noted in writing. Tenant shall maintain the Premises in a neat and undamaged condition and, in particular, shall comply with applicable provisions of building codes, homeowners' association or other rules and regulations; maintain the Premises in a clean and safe condition; dispose of all ashes, rubbish, garbage and other waste; keep and use all plumbing and electrical, sanitary, heating, ventilating and air conditioning facilities and elevators and other facilities and appliances in a clean and reasonable manner; and generally conduct themselves and others in their charge, including pets, in a manner so as not to disturb their neighbors or in any way, deface, damage, impair or otherwise destroy any part of the Premises. Tenant shall immediately notify Landlord of any situation or occurrence that requires the Landlord to provide maintenance.

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137. make repairs, or otherwise requires Landlord to take action as required by the ARLTA, including, but not limited to any moisture conditions from any source, leaks, evidence of mold/mildew, or of any inoperative mechanical, plumbing or electrical system or component thereof. In the event Tenant notifies Landlord in writing of any condition requiring Landlord to make repairs or perform maintenance, such notice shall constitute permission from Tenant for Landlord to enter the Premises for the sole purpose of making the repairs or performing the maintenance requested. If Tenant fails to comply with such requirements, Landlord may make necessary repairs and submit a bill to Tenant subject to the provisions of the ARLTA. Tenant also agrees to replace furnace filters, air conditioning filters, light bulbs, water filters and smoke alarm and/or carbon monoxide detector batteries as frequently as conditions require, or as otherwise provided. Landlord agrees to maintain the Premises as provided in the ARLTA and shall comply with the requirements of applicable building codes, homeowners' association or other rules and regulations, make all repairs necessary to keep the Premises in a fit and habitable condition.

147. **Rules and Law:** Tenant has either received a copy of any rules, regulations, covenants, conditions and restrictions, homeowners' association rules, ordinances, and laws ("Rules and Law") concerning the Premises, or has made an independent investigation of the applicability of any such Rules and Law to Tenant's use of the Premises. If the homeowners' association, state, county, municipal or other governmental bodies adopt new ordinances, rules or other legal provisions affecting this lease Agreement, Landlord may make immediate amendments to bring this Lease Agreement into compliance with the law. In such event, the Landlord agrees to give Tenant notice that this Lease Agreement has been amended and shall provide a brief description of the amendment and the effective date.

154. **Compliance with Rules and Law:** Landlord and Tenant agree to comply with the applicable Rules and Law concerning the Premises. Tenant agrees to supervise other occupants, family, guests, invitees, or other persons under Tenant's control to ensure their compliance with the Rules and Law and shall be responsible for any actions of the foregoing who violate this Lease Agreement or the applicable Rules and Law. Tenant shall immediately notify Landlord upon receipt of any notice of violation and shall pay any fines or penalties assessed by any governing body as a result of Tenant's noncompliance with Rules and Law.

159. (TENANT'S INITIALS REQUIRED) \_\_\_\_\_  
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160. **Crime-Free Provision:** Tenant, occupants, family, guests, invitees, or other persons under Tenant's control shall not engage in or facilitate: (i) any acts involving imminent or actual serious property damage as defined by law; (ii) any criminal activity (state, federal or other municipality), including drug-related criminal activity, any act of violence or threats of violence, other illegal activity, including prostitution, criminal street gang activity, threatening or intimidating, unlawful discharge of firearms, or assault; (iii) jeopardize the health, safety and welfare of Tenants, Landlord, Landlord's representatives, agents or others.

165. **VIOLATION OF THIS PROVISION SHALL CONSTITUTE A MATERIAL AND IRREPARABLE VIOLATION OF THIS LEASE AGREEMENT AND CAUSE FOR IMMEDIATE TERMINATION OF THE TENANCY.**

167. **Swimming Pool Barrier Regulations:** Tenant agrees to investigate all applicable state, county, and municipal Swimming Pool Barrier Regulations and agrees to comply with said regulations while occupying the Premises, unless otherwise agreed in writing. If the Premises contains a swimming pool, Tenant acknowledges receipt of the Arizona Department of Health Services approved private pool safety notice. Landlord and Tenant expressly relieve and indemnify brokers from any and all liability and responsibility for compliance with any applicable pool barrier laws and regulations.

172. (TENANT'S INITIALS REQUIRED) \_\_\_\_\_  
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173. **Lead-based Paint Disclosure:** If the Premises were built prior to 1978, the Landlord shall: (i) notify the Tenant of any known lead-based paint ("LBP") or LBP hazards in the Premises; (ii) provide the Tenant with any LBP risk assessments or inspections of the Premises in the Landlord's possession; (iii) provide the Tenant with the Disclosure of Information on Lead-based Paint and Lead-based Paint Hazards, and any report, records, pamphlets, and/or other materials referenced therein, including the pamphlet "Protect Your Family from Lead in Your Home" (collectively "LBP Information").

178.  The Premises were constructed prior to 1978 and Tenant has received and executed the Disclosure of Information on Lead-based Paint and Lead-based Paint Hazards, and has received any reports, records, pamphlets, and/or other materials referenced therein, including the pamphlet "Protect Your Family from Lead in Your Home."

181. (TENANT'S INITIALS REQUIRED) \_\_\_\_\_  
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183.  Premises were constructed in 1978 or later.

184. (TENANT'S INITIALS REQUIRED) \_\_\_\_\_  
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185. **Smoke Detectors:** The Premises  does  does not contain smoke detector(s). If yes, Tenant shall maintain the detector(s) in working condition, change batteries and notify Landlord if the detector is not working properly or missing from the Premises.

188. **Carbon Monoxide Detectors:** The Premises  does  does not contain carbon monoxide detector(s). If yes, Tenant shall maintain the detector(s) in working condition, change batteries and notify Landlord if the detector is not working properly or missing from the Premises.

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- 191. **Fire Sprinklers:** The Premises  **does**  **does not** contain fire sprinklers. If yes, Tenant shall notify Landlord if the
- 192. sprinklers are not working properly or are missing from the Premises.
- 193. **Alterations and Improvements:** Tenant shall not make any alterations, changes or improvements to the Premises without
- 194. Landlord's prior written consent. Tenant may be held responsible for any damages resulting from unauthorized alterations, changes
- 195. or improvements as well as the cost to restore the Premises to its move-in condition.
- 196. **Tenant Liability/Renter's Insurance:** Tenant assumes all liability for personal injury, property damage or loss, and insurable
- 197. risks except for that caused by Landlord's negligence. Landlord strongly recommends that Tenant obtain and keep renter's insur-
- 198. ance in full force and effect during the full term of this Lease Agreement.
- 199. **Access:** Tenant shall not unreasonably withhold consent to Landlord or Landlord's representative(s) to enter into the Premises to
- 200. inspect; make necessary or agreed repairs, decorations, alterations or improvements; supply necessary or agreed services; or
- 201. exhibit the Premises to prospective or actual purchasers, mortgagees, tenants, workmen or contractors. Landlord may enter the
- 202. Premises without consent of Tenant in case of emergency. Landlord shall not abuse the right to access or use it to harass Tenant.
- 203. Except in case of emergency, Tenant's written request for repairs, or if it is impracticable to do so, Landlord shall give Tenant at
- 204. least two days' notice in writing of the intent to enter and enter only at reasonable times.
- 205. **Tenant Obligations upon Vacating Premises:** Upon termination of this Lease Agreement, Tenant shall surrender the Premises
- 206. to Landlord in the same condition as when the Agreement term commenced, reasonable wear and tear excepted; all debris will
- 207. be removed from the Premises; mail forwarded; and keys/garage door opener/entry gate opener returned to Landlord/Property
- 208. Manager/Authorized Representative. Tenant shall have all utilities on until completion of the move-out inspection.
- 209. **Trustee's Sale Notice:** Per A.R.S. § 33-1331 Landlord shall notify Tenant in writing within five (5) days of receipt of a notice of trustee's
- 210. sale or other notice of foreclosure on the Premises. Tenant shall notify Landlord immediately upon receipt of any notice of trustee's sale
- 211. or other notice on the Premises. Landlord shall not allow the Premises to be foreclosed.
- 212. **Death of Tenant:** Tenant may provide and update Landlord with the name and contact information of a person who is authorized to
- 213. enter the Premises to retrieve and store Tenant's personal property if Tenant dies during the term of this Lease Agreement. In the event
- 214. of Tenant's death during the term of this Lease Agreement, Landlord may release Tenant's personal property pursuant to the ARLTA.
- 215. **Breach:** In the event of a breach of this Lease Agreement, the non-breaching party may proceed against the breaching party in
- 216. any claim or remedy that the non-breaching party may have in law or equity.
- 217. **Attorney Fees and Costs:** The prevailing party in any dispute or claim between Tenant and Landlord arising out of or relating to this
- 218. Lease Agreement shall be awarded all their reasonable attorney fees and costs, along with all costs and fees incurred as a result of any
- 219. collection activity. Costs shall include, without limitation, expert witness fees, fees paid to investigators, and arbitration costs.
- 220. **Servicemembers' Civil Relief Act:** If Tenant enters into military service or is a military service member and receives military orders
- 221. for a change of permanent station or to deploy with a military unit or as an individual in support of a military operation for a period of
- 222. 90 days or more, Tenant may terminate this Lease Agreement by delivering written notice and a copy of Tenant's official military
- 223. orders to Landlord. In such a case, this Lease Agreement shall terminate 30 days after the next monthly rental payment is due. Military
- 224. permission for base housing does not constitute a change of permanent station order.
- 225. **Copies and Counterparts:** A fully executed facsimile or electronic copy of the Lease Agreement shall be treated as an original.
- 226. This Lease Agreement and any other documents required by this Lease Agreement may be executed by facsimile or other electronic
- 227. means and in any number of counterparts, which shall become effective upon delivery as provided for herein, except that the Lead-
- 228. based Paint Disclosure Statement may not be signed in counterpart. All counterparts shall be deemed to constitute one instrument,
- 229. and each counterpart shall be deemed an original.
- 230. **Entire Agreement:** This Lease Agreement, and any addenda and attachments, shall constitute the entire agreement between Landlord and
- 231. Tenant, shall supersede any other written or oral agreements between Landlord and Tenant and can be modified only by a writing signed by
- 232. Landlord and Tenant. The failure to initial any page of this Lease Agreement shall not affect the validity or terms of this Lease Agreement.
- 233. **Time of Essence:** Time is of the essence in the performance of the obligations described herein.
- 234. **Waivers:** No waiver by Landlord of any provision herein shall be enforceable against Landlord unless in writing signed by Landlord, nor
- 235. shall it be deemed a waiver of any other provision herein or of any subsequent breach by Tenant of the same or any other provision.
- 236. Landlord's consent to or approval of any act shall not constitute a continuing consent to or approval of any subsequent act by Tenant.
- 237. **Subordination:** This Lease Agreement shall be subordinate to all present and future ground leases, mortgages, deeds of trust and any
- 238. other encumbrances consented to by Landlord and also to any modifications or extensions thereof. Tenant agrees to execute any subor-
- 239. dination agreements or other similar documents presented by Landlord within three (3) days of delivery.
- 240. **Permission:** Landlord and Tenant grant Brokers permission to advise the public of this Lease Agreement and the price and terms herein.
- 241. **Equal Housing Opportunity:** Landlord and Brokers comply with federal, state, and local fair housing laws and regulations.

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242. **Construction of Language:** The language of this Lease Agreement shall be construed according to its fair meaning and not  
243. strictly for or against either party. All singular and plural words shall be interpreted to refer to the number consistent with circumstances  
244. and context.

245. **Court Modification:** If any provision of this Lease Agreement is found by a court to be invalid, illegal or vague, the parties agree  
246. that such provision shall be modified or stricken by the court to the minimum extent deemed necessary to make it valid, legal and  
247. enforceable and that all other provisions of this Lease Agreement shall remain in full force and effect.

248. **Days:** All references to days in this Lease Agreement shall be construed as calendar days and a day shall begin at 12:00 a.m.  
249. and end at 11:59 p.m.

250. **Notices:** Unless otherwise provided for by statute or by agreement of the parties, all notices herein shall be in writing and shall  
251. be delivered to Landlord at the address set forth herein and to Tenant at the Premises and shall be sent by registered or cer-  
252. tified mail, or personally delivered. Such notice shall be deemed received on the date the notice is actually received or five  
253. (5) days after the date the notice is mailed by registered or certified mail, whichever occurs first.

254. **Additional Terms:**

- 255. \* At expiration of lease term, if lease is not renewed, tenants agree to go
- 256. month-to-month at a 10% increase in the rental rate.
- 257. \* A 30-day written notice is required when terminating the lease. The notice must be
- 258. received by the Landlord in writing by the first day of the last month of intended
- 259. occupancy of the home (e.g. notice received 10/1/2016 with anticipated move out of
- 260. 10/31/2016). If Notice is received by the Landlord later than the first day of the last
- 261. month of intended occupancy, the tenant will be responsible for an additional month's
- 262. rent (e.g. notice received on 10/3/16, tenant responsible for rent through 11/30/16).
- 263. \* Tenant will pay a \$25 service of notice fee if issued a 5 day notice. This can be
- 264. done as early as the 2nd of the month.
- 265. \* In the event of a lease break, an additional \$200 administrative fee will be billed
- 266. to the tenant. This does not relieve the tenant of responsibility for the missed rent
- 267. or other fees related to the lease break, and is strictly an administrative fee payable
- 268. to Revelation Real Estate.
- 269. \* No smoking in the house or garage.
- 270. \_\_\_\_\_

271. **Tenant Acknowledgment:** By signing below, Tenant acknowledges that: (i) A free copy of the Arizona Residential Landlord  
272. and Tenant Act is available through the Arizona Department of Housing; (ii) Landlord shall furnish upon move-in, a move-in  
273. form for specifying any existing damages to the Premises and Tenant shall return the completed move-in form to Landlord  
274. within five (5) days or \_\_\_\_\_ days of occupancy or Tenant accepts the Premises in its existing condition; (iii)  
275. Tenant is hereby notified that Tenant is entitled to be present at the move-out inspection; (iv) Tenant understands and  
276. agrees to the terms and conditions of this Lease Agreement, and acknowledges a receipt of a copy of all (eight) 8 pages of  
277. the Lease Agreement and any addenda.

278. **INDEMNITY AND RELEASE: THE PARTIES TO THIS LEASE AGREEMENT AGREE TO INDEMNIFY AND HOLD HARMLESS**  
279. **BROKERS, PROPERTY MANAGERS, AND ANY OF THEIR RESPECTIVE AGENTS, REPRESENTATIVES OR EMPLOYEES**  
280. **FROM ANY LOSS, CLAIM, LIABILITY OR EXPENSE ARISING FROM INJURY TO ANY PERSON OR DAMAGE TO OR**  
281. **LOSS OF ANY PROPERTY, IN ANY WAY CAUSED BY THE PARTIES AND TENANT'S FAMILY, GUESTS, INVITEES,**  
282. **AGENTS, PETS OR OTHERS UNDER THEIR CONTROL.**

283. (LANDLORD'S INITIALS REQUIRED) \_\_\_\_\_

LANDLORD      LANDLORD

284. (TENANT'S INITIALS REQUIRED) \_\_\_\_\_

TENANT      TENANT

285. **Terms of Acceptance:** This offer will become a binding lease agreement when acceptance is signed by Landlord and a signed  
286. copy delivered in person, by mail, facsimile or electronically, and received by Broker on behalf of Tenant if applicable, or  
287. by Tenant no later than \_\_\_\_\_, \_\_\_\_\_ at \_\_\_\_\_  a.m.  p.m., Mountain Standard Time. Tenant may  
288. withdraw this offer at any time prior to receipt of Landlord's signed acceptance. If no signed acceptance is received by this date and  
289. time, this offer shall be deemed withdrawn.

>>

LANDLORD	LANDLORD

<Initials

Initials>

TENANT	TENANT



290. THIS LEASE AGREEMENT CONTAINS (EIGHT) 8 PAGES EXCLUSIVE OF ANY ADDENDA AND ATTACHMENTS. PLEASE ENSURE THAT YOU HAVE RECEIVED AND READ ALL (EIGHT) 8 PAGES AS WELL AS ANY ADDENDA AND ATTACHMENTS.

292. Broker on behalf of Tenant:

293. PRINT SALESPERSON'S NAME AGENT CODE PRINT FIRM NAME FIRM CODE
294. FIRM ADDRESS CITY STATE ZIP CODE
295. TELEPHONE FAX EMAIL

296. Agency Confirmation: The Broker is the agent of (check one):

297. [ ] Tenant exclusively; or [ ] both Tenant and Landlord

298. The undersigned agree to lease the Premises on the terms and conditions herein stated and acknowledge receipt of a copy hereof including Tenant Attachment.

300. ^ TENANT'S SIGNATURE MO/DA/YR ^ TENANT'S SIGNATURE MO/DA/YR

301. ADDRESS

302. CITY STATE ZIP CODE

LANDLORD ACCEPTANCE

303. Broker on behalf of Landlord:

304. Jason Geroux jg568 Revelation Real Estate wsrr01
305. 4050 S. Arizona Ave., Suite 4 Chandler AZ 85248
306. (480)382-0115 (888)395-3558 spectrumgroupaz@gmail.com

307. Broker is not authorized to receive notices or act on behalf of Landlord unless indicated below.

308. Agency Confirmation: The Broker is the agent of (check one):

309. [X] Landlord exclusively; or [ ] both Landlord and Tenant

310. Property Manager, if any, authorized to manage the Premises and act on behalf of Landlord pursuant to separate written agreement:

312. Jason Geroux (480)382-0115
NAME TELEPHONE

313. Revelation Real Estate (480)722-9800
FIRM TELEPHONE

314. 4050 S. Arizona Ave., Suite 4 Chandler AZ 85248
ADDRESS CITY STATE ZIP CODE

315. Person authorized to receive service of process, notices, and demands is:

316. Jason Geroux
NAME / LANDLORD'S NAME

317. c/o Revelation Real Estate (480)722-9800
PROPERTY MANAGER / AUTHORIZED REPRESENTATIVE TELEPHONE

318. 4050 S. Arizona Ave., Suite 4 Chandler AZ 85248
ADDRESS CITY STATE ZIP CODE

>>

LANDLORD LANDLORD

<Initials

Initials>

TENANT TENANT





319. **Landlord Acknowledgment:** Landlord has read this entire Agreement. Landlord acknowledges that Landlord understands the terms and conditions contained herein. Landlord accepts and agrees to be bound by the terms of this Lease Agreement.  
320. Landlord has received a signed copy of this Lease Agreement and directs the Broker to deliver a signed copy to Tenant, and to any other Broker involved in this Lease Agreement.

323. **LANDLORD ACKNOWLEDGES THAT LANDLORD HAS PROVIDED THE REQUIRED INFORMATION ON RESIDENTIAL RENTAL PROPERTY TO THE APPLICABLE COUNTY ASSESSOR.**

325.  Counter Offer is attached, which is incorporated herein by reference. If there is a conflict between this Lease Agreement and the Counter Offer, the provisions of the Counter Offer shall be controlling. (Note: If this box is checked, Landlord should sign both Lease Agreement and Counter Offer.)

328. \_\_\_\_\_  
^ SIGNATURE OF LANDLORD OR PROPERTY MANAGER (IF AUTHORIZED) MO/DA/YR

329. \_\_\_\_\_  
PRINT LANDLORD NAME

330. \_\_\_\_\_  
^ SIGNATURE OF LANDLORD OR PROPERTY MANAGER (IF AUTHORIZED) MO/DA/YR

331. \_\_\_\_\_  
PRINT LANDLORD NAME

332. **Jason Geroux**  
PRINT PROPERTY MANAGER NAME

333. **4050 S. Arizona Ave., Suite 4** \_\_\_\_\_  
ADDRESS ADDRESS

334. **Chandler** **AZ** **85248** \_\_\_\_\_  
CITY STATE ZIP CODE CITY STATE ZIP CODE

335.  **OFFER REJECTED BY LANDLORD OR PROPERTY MANAGER (IF AUTHORIZED):**  
\_\_\_\_\_, \_\_\_\_\_  
MONTH DAY YEAR (LANDLORD'S INITIALS)

**For Broker Use Only:**  
Brokerage File/Log No. \_\_\_\_\_ Manager's Initials \_\_\_\_\_ Broker's Initials \_\_\_\_\_ Date \_\_\_\_\_  
MO/DA/YR

<Initials  
LANDLORD LANDLORD

Initials>    
TENANT TENANT



# ADDENDUM 1

Document updated:  
June 1993



*The pre-printed portion of this form has been drafted by the Arizona Association of REALTORS®. Any change in the pre-printed language of this form must be made in a prominent manner. No representations are made as to the legal validity, adequacy and/or effects of any provision, including tax consequences thereof. If you desire legal, tax or other professional advice, please consult your attorney, tax advisor or professional consultant.*



1. This is an addendum originated by the:  Seller  Buyer  Landlord  Tenant.
2. This is an addendum to the Contract dated February 29, 2016 between the following Parties:  
MO/DA/YR
3. Seller/Landlord: \_\_\_\_\_
4. Buyer/Tenant: \_\_\_\_\_
5. Premises: \_\_\_\_\_
6. The following additional terms and conditions are hereby included as a part of the Contract between Seller and Buyer for the above referenced Premises:
7. \* Tenant agrees to obtain a copy of the CCRs from the HOA to ensure compliance to
8. avoid violation notices/fines.
9. \* Tenant agrees to quickly and promptly pay any and all fines as a result of the
10. Tenant's failure to comply with the HOA CCRs, Rules & Regulations and/or law. Unpaid
11. Tenant related HOA fines are a material breach of this agreement.
12. \* Line 133 - the words, "so as not to disturb their neighbors..." shall be replaced
13. with "...so as to not disturb their neighbor's quiet enjoyment...". The rest of the
14. sentence to remain unchanged.
15. \* Line 251 shall read "be delivered to Landlord as named in line 304..." instead of
16. line 318.
17. \* Pool - Tenant understands that IF the owner is responsible for the pool chemicals
18. and cleaning as needed for pool care, the tenant is responsible for the following -
19. pool cleaning (including brushing, emptying skimmer baskets, and removing debris) and
20. self-cleaning heads, etc. Failure to report maintenance problems and to care for the
21. pool as outlined above can make tenant liable for maintenance repairs.
22. \* Landscaping - Tenant understands that IF the owner is responsible for the routine
23. maintenance of the landscaping and irrigation system repairs, the tenant is
24. responsible for notifying the owner if a problem occurs with the landscaping (e.g.
25. tree damage due to storm, irrigation system not watering plants/grass, any
26. plant/tree/grass that appears to be dying, etc.). Failure to report maintenance
27. problems can make tenant liable for the replacement of landscaping that dies.
28. \* AC Filters - It is very important that you either replace AC filters monthly if
29. they are the disposable type OR if they are the washable type, please wash them
30. monthly. Failure to properly maintain the filters may result in AC damage such as a
31. clogged condensation line, frozen coil or other problem. If an AC technician is
32. called to repair a unit and the filter is found to be excessively dirty, tenant may be
33. charged for the service call and any repairs needed.
34. \_\_\_\_\_
35. \_\_\_\_\_
36. \_\_\_\_\_
37. \_\_\_\_\_
38. \_\_\_\_\_
39. \_\_\_\_\_
40. \_\_\_\_\_
41. \_\_\_\_\_
42. The undersigned agrees to the additional terms and conditions and acknowledges receipt of a copy hereof.

43. \_\_\_\_\_
44.  Seller  Buyer MO/DA/YR  Seller  Buyer MO/DA/YR
45.  Landlord  Tenant  Landlord  Tenant
46. \_\_\_\_\_
47.  Seller  Buyer MO/DA/YR  Seller  Buyer MO/DA/YR
48.  Landlord  Tenant  Landlord  Tenant

49. **For Broker Use Only:**  
 Brokerage File/Log No. \_\_\_\_\_ Manager's Initials \_\_\_\_\_ Broker's Initials \_\_\_\_\_ Date \_\_\_\_\_  
 MO/DA/YR



# ADDENDUM 2

Document updated:  
June 1993



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1. This is an addendum originated by the:  Seller  Buyer  Landlord  Tenant.
2. This is an addendum to the Contract dated February 29, 2016 between the following Parties:  
MO/DA/YR
3. Seller/Landlord: \_\_\_\_\_
4. Buyer/Tenant: \_\_\_\_\_
5. Premises: \_\_\_\_\_
6. The following additional terms and conditions are hereby included as a part of the Contract between Seller and Buyer for the above referenced Premises:
7. - A 30 day written notice is required when terminating the lease. The notice is
8. required to be received by the Landlord in writing no later than on the first day of
9. the last month of intended occupancy in the home (e.g. Notice received 4/1/16 by the
10. Landlord with anticipated move on 4/30/16). If notice is received by the Landlord
11. later than the first day of the last month of intended occupancy, the tenant will be
12. responsible for an additional month's rent (e.g. Notice received on 4/3/16 - tenant
13. responsible for rent through 5/31/16).
14. - Tenant is responsible for leaving the home in rent-ready condition upon move out.
15. It is the tenant(s) responsibility to complete the following items prior to the
16. move-out inspection: \*Remove all personal items; \*Return all keys and openers to
17. property manager; \*Remove all paper, debris and garbage; \*Dust and vacuum throughout;
18. \*Clean all hardwood or tile floors; \*Clean all carpets professionally (providing a
19. copy of the receipt to the management company); \*Clean (and defrost if needed) all
20. appliances including: stoves, ovens, microwaves, refrigerators (leave open to avoid
21. mildew), dishwashers, washers, and dryers; \*Clean all cabinets inside and out; \*Clean
22. all bathrooms (including tubs/showers, sinks, mirrors, fixtures, floors and cabinets);
23. \*Clean all vents and exhaust fans; \*Replace all a/c and water (drinking system and
24. refrigerator) filters; \*Replace all burned out light bulbs and batteries; \*Wash all
25. windows inside and out; \*Clean all patios, \*Clean all blinds and window coverings;
26. \*Clean all ceiling fans and light fixtures; \*Mow and edge yards, pull weeds, trim
27. shrubbery, and rake rock as applicable; \*Clean and have pool/spa running with all of
28. its fixtures and/or attachments applicable; \*Clean BBQ if applicable; \*Touch up paint
29. and patch holes as needed (Paint color and sheen must match the existing paint color
30. on the wall - mismatches will be the responsibility of the tenant). If these items
31. are not completed to the satisfaction of the Landlord, the Tenant will be financially
32. responsible for the cleaning/repairs as needed.
33. - Tenant responsible for a \$25 service of notice fee if certified notice is required
34. to be sent due to the tenant's negligence or request.
35. - All other terms to remain the same.
36. \_\_\_\_\_
37. \_\_\_\_\_
38. \_\_\_\_\_
39. \_\_\_\_\_
40. \_\_\_\_\_
41. \_\_\_\_\_
42. The undersigned agrees to the additional terms and conditions and acknowledges receipt of a copy hereof.

43. \_\_\_\_\_
44.  Seller  Buyer MO/DA/YR  Seller  Buyer MO/DA/YR
45.  Landlord  Tenant  Landlord  Tenant
46. \_\_\_\_\_
47.  Seller  Buyer MO/DA/YR  Seller  Buyer MO/DA/YR
48.  Landlord  Tenant  Landlord  Tenant

49. **For Broker Use Only:**  
 Brokerage File/Log No. \_\_\_\_\_ Manager's Initials \_\_\_\_\_ Broker's Initials \_\_\_\_\_ Date \_\_\_\_\_  
 MO/DA/YR



# ADDENDUM 3

Document updated:  
June 1993



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1. This is an addendum originated by the:  Seller  Buyer  Landlord  Tenant.
2. This is an addendum to the Contract dated February 29, 2016 between the following Parties:  
MO/DA/YR
3. Seller/Landlord: \_\_\_\_\_
4. Buyer/Tenant: \_\_\_\_\_
5. Premises: \_\_\_\_\_

6. The following additional terms and conditions are hereby included as a part of the Contract between Seller and Buyer for the above referenced Premises:

7. During the Term of the Lease & any renewal periods, Lessee agrees to obtain &  
 8. maintain, at Lessee's sole expense, liability insurance at a minimum of \$100,000 per  
 9. occurrence (hereinafter referred to as "Insurance Requirement") for no less than the  
 10. following causes of loss to the landlord's property: fire, smoke, explosion, backup or  
 11. overflow of sewer, drain or sump, & water damage. At the Lessee's discretion & sole  
 12. expense, Lessee may (& is strongly encouraged to) also purchase an insurance policy  
 13. covering Lessee's personal property; however, Lessee is only required to meet the per  
 14. occurrence Insurance Requirement described above. Lessee may purchase insurance  
 15. meeting the Insurance Requirement through an insurance provider of Lessee's choosing.  
 16. Lessee acknowledges that Lessor has made available to Lessee information on obtaining  
 17. insurance that meets the Insurance Requirement. However, Lessee is under no commitment  
 18. or obligation to purchase insurance meeting the Insurance Requirement through the  
 19. specific insurance provider(s) described in the information provided to Lessee by the  
 20. Lessor unless they do not obtain their own policy. Lessee is required to provide  
 21. Lessor with a copy of their insurance policy paid in full through the initial term of  
 22. the lease as described above & again prior to each renewal period. A copy of their  
 23. policy needs to be sent via email to Property Manager. If Lessee does not provide this  
 24. proof of insurance prior to the start date of the lease or renewal, the Lessor will  
 25. enroll Lessee in the Landlord Required Resident Liability insurance policy ("LRRL")  
 26. for the duration of tenancy. If tenant goes on month-to-month status with their lease,  
 27. they will automatically be enrolled in the LRRL & be charged applicable fee as noted  
 28. below. 1.LRRL is designed to fulfill the insurance requirement of the Lease. Lessor is  
 29. the Insured under the LRRL. Lessee is not the insured under the LRRL policy. 2.LRRL  
 30. coverage is not personal liability insurance or renters insurance. Lessor makes no  
 31. representation that LRRL covers the Lessee's additional living expenses or liability  
 32. arising out of bodily injury or property damage to any third party. If Lessee requires  
 33. those coverages, then Lessee should contact an insurance agent or insurance company of  
 34. Lessee's choice. 3.Coverage under the LRRL policy may be more expensive than the cost  
 35. of Required Insurance obtainable by Lessee elsewhere. 4.Licensed insurance agents may  
 36. receive a commission on the LRRL policy. 5.The total cost to the Lessee for the LRRL  
 37. coverage shall be \$9.50 per month. In signing this Addendum, Lessee hereby represents  
 38. that Lessee has read, understood, & is in receipt of, a copy of this Addendum and the  
 39. "What You Need to Know" liability insurance information sheet. Lessee further  
 40. acknowledges that Lessee's failure to comply with any portion of this Addendum shall  
 41. be considered a material breach & default of the Lease.

42. The undersigned agrees to the additional terms and conditions and acknowledges receipt of a copy hereof.

43. \_\_\_\_\_
44.  Seller  Buyer MO/DA/YR  Seller  Buyer MO/DA/YR
45.  Landlord  Tenant  Landlord  Tenant
46. \_\_\_\_\_
47.  Seller  Buyer MO/DA/YR  Seller  Buyer MO/DA/YR
48.  Landlord  Tenant  Landlord  Tenant

49. **For Broker Use Only:**  
 Brokerage File/Log No. \_\_\_\_\_ Manager's Initials \_\_\_\_\_ Broker's Initials \_\_\_\_\_ Date \_\_\_\_\_  
 MO/DA/YR

