TENANT ATTACHMENT

Document updated: **January 2025**

ARIZONA association of REALTORS®
REAL SOLUTIONS. REALTOR® SUCCESS.

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.

REALTOR® EQUAL HOUSING OPPORTUNITY

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.**

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***

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Initials>		
	TENANT	TENANT

480 Realty & Property Management, 7205 E Southern Ave Ste #102 Mesa, AZ 85209
Phone: 4802821234 Fax: 4800000000 Mario Montoya

*4 - New Lease

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RESIDENTIAL LEASE AGREEMENT

Document updated: **January 2025**

ARIZONA association of REALTORS® REAL SOLUTIONS. REALTOR® SUCCESS.

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.

REALTOR® EQUAL HOUSING OPPORTUNITY

1. **LANDLORD:** _____ or ☐ identified on Line 331.
   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
17. of this Lease Agreement and Landlord may terminate this Lease Agreement.
18. **Addenda Incorporated:** ☐ Lead-based Paint Disclosure ☐ Seller Compensation
19. ☒ Other: Residential Lease Owner's Property Disclosure Statement, Lease Summary
20. **Term:** This Lease Agreement shall begin on _____ (MO/DA/YR) at 10:00AM (TIME) and end on _____ (MO/DA/YR) at 10:00AM (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 (30) days prior to the periodic rental due date. At lease
25. termination 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 (2) MONTHS' PERIODIC RENT**
28. **OR 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: Wire transfer
34. Upon acceptance of this offer by Landlord, Earnest Money will be deposited with:
35. ☒ Broker's Trust Account 480 Realty & Property Management
    (PRINT BROKERAGE FIRM'S NAME)
36. ☐ Landlord
37. ☐ Other: _____

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		<Initials	Initials>		
LANDLORD	LANDLORD			TENANT	TENANT

480 Realty & Property Management, 7205 E Southern Ave Ste #102 Mesa, AZ 85209
Phone: 4802821234 Fax: 4800000000 Mario Montoya

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

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 of each month (regardless of weekends or holidays). Rent shall be payable in advance without deductions or offsets. Landlord is not required to accept a partial payment of Rent or other charges.

Note: On and after January 1, 2025, cities, towns and other taxing jurisdictions may no longer levy a transaction privilege tax ("Sales Tax") on the leasing of real property for residential purposes. Short-term rentals as defined by A.R.S. 42-5070 must still pay a Sales Tax.

A Landlord may not charge a Tenant any amount traceable to the repealed Sales Tax.

Rent: Tenant shall pay monthly installments of $ _____ ("Rent") to: 480 Realty & Property Management, at: Rent paid via online portal https://realty480pm.appfolio.com/connect/users/sign_in.

Late Charges and Returned Payments: A late charge of $ $50.00 + $10.00/day shall be added to all Rent not received 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 $ 75.00 for all funds dishonored for any reason, in addition to the late charge provided herein. These additional charges shall be collectible as Rent. If a Rent payment has been returned unpaid for any reason, Landlord shall be entitled to demand that all sums due pursuant to this Lease Agreement be paid in the form of a cashier's check or money order.

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

Rent Proration: If Rent is being prorated for a period other than a full month, Tenant shall pay on _____ (MO/DA/YR) $ see line 263

for the prorated period beginning _____ (MO/DA/YR) and ending _____ (MO/DA/YR).

Note: The ARLTA prohibits a landlord from demanding or receiving security, however denominated, including, but not limited to, prepaid Rent in an amount or value in excess of one and one-half month's Rent; however the ARLTA does not prohibit a tenant from voluntarily paying more than one and one-half month's Rent in advance. The breakdown of the deposit amounts shown below is solely for the purpose of showing how such amounts were calculated and does not limit a landlord's right to use all deposit amounts as permitted by the ARLTA. Deposits may be placed in interest-bearing accounts, which interest shall be retained by the Broker or Landlord.

REFUNDABLE DEPOSITS SHALL NOT BE USED AS A CREDIT TOWARDS LAST MONTH'S RENT.

Initial Rent Payment: $ _____

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

Security deposit: $ _____

Pet deposit: + $ _____ (assistive and service animals are not considered "pets")

Cleaning deposit: + $ _____

Non-refundable Charges Due:

Cleaning Fee: + $ 500.00 (for additional cleaning and sanitizing of the Premises after Tenant vacates)

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

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

Other Fee: + $ 199.00 (for Incl $199 1xAdmin,$00.00 Mo Admin, $2.00 Mo Portal)

Total Required Payment: $ 699.00

Less Earnest Money - $ _____

BALANCE DUE (CERTIFIED FUNDS): $ 699.00 to be delivered to Landlord on or before _____ (MO/DA/YR)

Refundable deposits will be held: [ ] by Landlord [X] in Broker's Trust Account 480 Realty & Property Managemen (BROKERAGE FIRM NAME)

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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.

Application/Credit/Background Contingency: A credit/background report(s) application fee of $ **75.00 per Adult (Paid)** 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.

Pets (including, but not limited to animals, fish, reptiles or birds): Assistive and service animals are not considered "pets."

[X] No pets allowed. Tenant agrees not to keep or permit any pets on the Premises without prior written consent of Landlord.

[ ] Landlord hereby grants Tenant permission to keep the following described pet(s) on the Premises:

n/a and Tenant

[X] is required [ ] is not required to maintain a liability insurance policy to cover any liability incurred due to pet(s) with a minimum of $ **100,000.00** coverage and cause Landlord to become an "additional insured" under the policy.

Keys: Landlord agrees to deliver to Tenant keys for Premises: [X] **tbd** Door [X] **tbd** Pool [X] **tbd** Mail Box [X] **tbd** Entry Gate [ ] Other: **n/a** and [X] **tbd** garage door openers upon possession. 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.

Utilities: Tenant agrees to arrange, and pay for when due, all utilities except: **Tenant pays all utilities**

Association: Premises is located within a community association(s): [X] Yes [ ] No If Yes, explain: _____

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

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

A. Pool Maintenance:

Cleaning/Routine Maintenance:	[ ] Landlord	[ ] Tenant	[ ] Association	[X] Not applicable
Pool Chemicals:	[ ] Landlord	[ ] Tenant	[ ] Association	[X] Not applicable

B. Routine Pest Control: [ ] Landlord [X] Tenant [ ] Association [ ] Not applicable

C. Yard Maintenance:

Front Yard:	[ ] Landlord	[X] Tenant	[ ] Association	[ ] Not applicable
Back Yard:	[ ] Landlord	[X] Tenant	[ ] Association	[ ] Not applicable

D. Other: **HVAC Filter(s)** [ ] Landlord [X] Tenant [ ] Association [ ] Not applicable

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 Landlord to provide maintenance,

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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.

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, 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.

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.

(TENANT'S INITIALS REQUIRED) _____ _____
TENANT TENANT

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.

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

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.

(TENANT'S INITIALS REQUIRED) _____ _____
TENANT TENANT

Lead-based Paint Disclosure: If the Premises were built prior to 1978, the Landlord shall: (i) notify Tenant of any known lead-based paint ("LBP") or LBP hazards in the Premises; (ii) provide Tenant with any LBP risk assessments or inspections of the Premises in the Landlord's possession; (iii) provide 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").

☐ 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."

(TENANT'S INITIALS REQUIRED) _____ _____
TENANT TENANT

OR

☒ Premises were constructed in 1978 or later.

(TENANT'S INITIALS REQUIRED) _____ _____
TENANT TENANT

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.

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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*4 - New Lease

Fire Sprinklers: The Premises ☐ **does** ☒ **does not** contain fire sprinklers. If yes, Tenant shall notify Landlord if the sprinklers are not working properly or are missing from the Premises.

Alterations and Improvements: Tenant shall not make any alterations, changes or improvements to the Premises without Landlord's prior written consent. Tenant may be held responsible for any damages resulting from unauthorized alterations, changes or improvements as well as the cost to restore the Premises to its move-in condition.

Tenant Liability/Renter's Insurance: Tenant assumes all liability for personal injury, property damage or loss, and insurable risks except for that caused by Landlord's negligence. Landlord strongly recommends that Tenant obtain and keep renter's insurance in full force and effect during the full term of this Lease Agreement.

Access: Tenant shall not unreasonably withhold consent to Landlord or Landlord's representative(s) to enter into the Premises to inspect; make necessary or agreed repairs, decorations, alterations or improvements; supply necessary or agreed services; or exhibit the Premises to prospective or actual purchasers, mortgagees, tenants, workmen or contractors. Landlord may enter the Premises without consent of Tenant in case of emergency. Landlord shall not abuse the right to access or use it to harass Tenant. Except in case of emergency, Tenant's written request for repairs, or if it is impracticable to do so, Landlord shall give Tenant at least two days' notice in writing of the intent to enter and enter only at reasonable times.

Tenant Obligations upon Vacating Premises: Upon termination of this Lease Agreement, Tenant shall surrender the Premises to Landlord in the same condition as when the Agreement term commenced, reasonable wear and tear excepted; all debris will be removed from the Premises; mail forwarded; and keys/garage door opener/entry gate opener returned to Landlord/Property Manager/Authorized Representative. Tenant shall have all utilities on until completion of the move-out inspection. Tenant may be present at the move-out inspection and, upon request, the Tenant shall be notified when the move-out inspection will occur.

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 sale or other notice of foreclosure on the Premises. Tenant shall notify Landlord immediately upon receipt of any notice of trustee's sale or other notice on the Premises. Landlord shall not allow the Premises to be foreclosed.

Death of Tenant: Tenant may provide and update Landlord with the name and contact information of a person who is authorized to enter the Premises to retrieve and store Tenant's personal property if Tenant dies during the term of this Lease Agreement. In the event of Tenant's death during the term of this Lease Agreement, Landlord may release Tenant's personal property pursuant to the ARLTA.

Breach: In the event of a breach of this Lease Agreement, the non-breaching party may proceed against the breaching party in any claim or remedy that the non-breaching party may have in law or equity.

Attorney Fees and Costs: The prevailing party in any dispute or claim between Tenant and Landlord arising out of or relating to this Lease Agreement shall be awarded all their reasonable attorney fees and costs, along with all costs and fees incurred as a result of any collection activity. Costs shall include, without limitation, expert witness fees, fees paid to investigators, and arbitration costs.

Servicemembers' Civil Relief Act: If Tenant enters into military service or is a military service member and receives military orders 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 ninety (90) days or more, Tenant may terminate this Lease Agreement by delivering written notice and a copy of Tenant's official military orders to Landlord. In such a case, this Lease Agreement shall terminate thirty (30) days after the next monthly rental payment is due. Military permission for base housing does not constitute a change of permanent station order.

Copies and Counterparts: A fully executed facsimile or electronic copy of the Lease Agreement shall be treated as an original. This Lease Agreement and any other documents required by this Lease Agreement may be executed by facsimile or other electronic means and in any number of counterparts, which shall become effective upon delivery as provided for herein, except that the Lead-based Paint Disclosure Statement may not be signed in counterpart. All counterparts shall be deemed to constitute one instrument, and each counterpart shall be deemed an original.

Entire Agreement: This Lease Agreement, and any addenda and attachments, shall constitute the entire agreement between Landlord and Tenant, shall supersede any other written or oral agreements between Landlord and Tenant and can be modified only by a writing signed by Landlord and Tenant. The failure to initial any page of this Lease Agreement shall not affect the validity or terms of this Lease Agreement.

Time of Essence: Time is of the essence in the performance of the obligations described herein.

Arizona Law: This Agreement shall be governed by Arizona law and jurisdiction is exclusively conferred on the State of Arizona.

Waivers: No waiver by Landlord of any provision herein shall be enforceable against Landlord unless in writing signed by Landlord, nor 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. Landlord's consent to or approval of any act shall not constitute a continuing consent to or approval of any subsequent act by Tenant.

Subordination: This Lease Agreement shall be subordinate to all present and future ground leases, mortgages, deeds of trust and any other encumbrances consented to by Landlord and also to any modifications or extensions thereof. Tenant agrees to execute any subordination agreements or other similar documents presented by Landlord within three (3) days of delivery.

Permission: Landlord and Tenant grant Brokers permission to advise the public of this Lease Agreement and the price and terms herein.

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Residential Lease Agreement >>

Equal Housing Opportunity: Landlord and Brokers comply with federal, state, and local fair housing laws and regulations.

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

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

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. and end at 11:59 p.m.

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

Additional Terms:

Line 45 & 46: Monthly installment charges are Base Rent $___, 3% Admin fee, Tenant Portal Fee $2.00. Total amount due each month is: $____ Base Rent + $___ Admin Fee + $2.00 portal fee totaling $____ per month.

Line 57: Rent proration for xx/xx/xx - xx/xx/xx is $___ Rent + $___ Admin Fee + $2.00 Portal Fee, totaling $____.

Line 76: If (or becomes) applicable, this is a non-refundable pet fee. All pet cleaning & damage will be first deducted from the refundable security deposit.

Line 83: $_____ Move-In balance due is payable via wire transfer on or before xx/xx/xx. If payment for move-in balance due has not cleared the bank before lease start date; certified funds will be required and your move in may be delayed.

NO PARTIAL PAYMENTS. NO EXCEPTIONS!

SEE ADDENDUMS 1-4 FOR ADDITIONAL TERMS & CONDITIONS.

Tenant Acknowledgment: By signing below, Tenant acknowledges that: (i) A free copy of the Arizona Residential Landlord and Tenant Act is available through the Arizona Department of Housing; (ii) Landlord shall furnish upon move-in, a move-in form for specifying any existing damages to the Premises and Tenant shall return the completed move-in form to Landlord within five (5) days or 10 days of occupancy or Tenant accepts the Premises in its existing condition; (iii) Tenant is hereby notified that Tenant is entitled to be present at the move-out inspection; (iv) Tenant understands and agrees to the terms and conditions of this Lease Agreement, and acknowledges a receipt of a copy of all (eight) 8 pages of the Lease Agreement and any addenda.

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

(LANDLORD'S INITIALS REQUIRED) _____ LANDLORD _____ LANDLORD

(TENANT'S INITIALS REQUIRED) _____ TENANT _____ TENANT

Terms of Acceptance: This offer will become a binding lease agreement when acceptance is signed by Landlord and a signed copy delivered in person, by mail, facsimile or electronically, and received by Broker on behalf of Tenant if applicable, or by Tenant no later than _____ , _____ at 10:00 [X] a.m. [ ] p.m., Mountain Standard Time. Tenant may withdraw this offer at any time prior to receipt of Landlord's signed acceptance. If no signed acceptance is received by this date and time, this offer shall be deemed withdrawn.

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Residential Lease Agreement >>

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.

Broker on behalf of Tenant:

PRINT SALESPERSON'S NAME	AGENT CODE	PRINT FIRM NAME	FIRM CODE

FIRM ADDRESS	CITY	STATE	ZIP CODE

TELEPHONE	FAX	EMAIL

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

☐ Tenant exclusively; or ☐ both Tenant and Landlord

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

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

ADDRESS

CITY	STATE	ZIP CODE

LANDLORD ACCEPTANCE

Broker on behalf of Landlord:

PRINT SALESPERSON'S NAME	AGENT CODE	PRINT FIRM NAME	FIRM CODE
Mario Montoya	mm917	480 Realty & Property Management	48re001
Ariana Jaynes	ap398	480 Realty & Property Management	48re001

FIRM ADDRESS	CITY	STATE	ZIP CODE
7205 E Southern Ave #102	Mesa	AZ	85209

TELEPHONE	FAX	EMAIL
(480)282-1234		mario@480realtypm.com

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

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

☒ Landlord exclusively; or ☐ both Landlord and Tenant

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

NAME	TELEPHONE
Mario Montoya	(480)282-1234
480 Realty & Property Management	(480)685-7461

ADDRESS	CITY	STATE	ZIP CODE
7205 E Southern Ave #102	Mesa	AZ	85209

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

319. _____
NAME / LANDLORD'S NAME

320. c/o Mario Montoya (480)282-1234
PROPERTY MANAGER / AUTHORIZED REPRESENTATIVE TELEPHONE

321. 7205 E Southern Ave #102 Mesa AZ 85209
ADDRESS CITY STATE ZIP CODE

322. **Landlord Acknowledgment:** Landlord has read this entire Lease Agreement. Landlord acknowledges that Landlord understands the
323. terms and conditions contained herein. Landlord accepts and agrees to be bound by the terms and conditions of this Lease Agreement.
324. 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
325. Broker involved in this Lease Agreement.

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

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

331. _____
^ SIGNATURE OF LANDLORD OR PROPERTY MANAGER (IF AUTHORIZED) MO/DA/YR

332. _____
PRINT LANDLORD NAME

333. _____
^ SIGNATURE OF LANDLORD OR PROPERTY MANAGER (IF AUTHORIZED) MO/DA/YR

334. _____
PRINT LANDLORD NAME

335. Mario Montoya
PRINT PROPERTY MANAGER NAME

336. 7205 E Southern Ave #102 _____
ADDRESS ADDRESS

337. Mesa AZ 85209 _____ _____
CITY STATE ZIP CODE CITY STATE ZIP CODE

338. ☐ **OFFER REJECTED BY LANDLORD OR PROPERTY MANAGER (IF AUTHORIZED):**

339. _____ _____, _____ _____
MONTH DAY YEAR (LANDLORD'S INITIALS)

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

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		<Initials	Initials>		
LANDLORD	LANDLORD			TENANT	TENANT

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*4 - New Lease

ADDENDUM 1

Document updated: **June 1993**

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REALTOR® EQUAL HOUSING OPPORTUNITY

1. This is an addendum originated by the: ☐ Seller ☐ Buyer ☒ Landlord ☐ Tenant.
2. This is an addendum to the Contract dated _____ (MO/DA/YR) between the following Parties:
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. **UTILITIES:**
8. **-Tenant(s) are advised they will need to activate applicable utilities in their name.**
9.
10. **-Tenant MUST provide 480 Realty & Property Management with confirmation that utilities**
11. **have been activated in tenant's name prior to lease start date. Confirmation MUST be**
12. **sent via email to: ariana@480realtypm.com**
13.
14. **The utility information listed herein is to the best of the knowledge of 480 Realty &**
15. **Property Management and not guaranteed. Landlord has provided to tenant general**
16. **utility contact information although tenant is responsible to ensure accuracy of**
17. **information received.**
18.
19. **Failure to provide confirmation may result in NO utility service to the property.**
20.
21. **a. Electric:**
22.
23. **b. Water/Sewer/Trash:**
24.
25. **c. Gas:**
26. **d. Other:**
27. **e. Trash Days:**
28.
29. **INSURANCE:**
30. **-Tenant shall keep and maintain liability insurance in full force and effect, in an**
31. **amount not less than $100,000.00 during the full term of lease agreement. Landlord**
32. **listed above on Line 3 AND 480 Realty & Property Management MUST be listed as**
33. **additional insured/interests. Tenant is responsible to update insurance details and**
34. **provide proof of insurance to 480 Realty & Property Management through their online**
35. **tenant portal.**
36.
37. **-Renter's Insurance to cover personal belongings is strongly recommended.**
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)

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ADDENDUM 2

Document updated: **June 1993**

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REALTOR® EQUAL HOUSING OPPORTUNITY

1. This is an addendum originated by the: ☐ Seller ☐ Buyer ☒ Landlord ☐ Tenant.
2. This is an addendum to the Contract dated _____ (MO/DA/YR) between the following Parties:
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. **HOME OWNERS ASSOCIATION (HOA):**
8. **-If the property is located within an HOA; Tenant has been provided with HOA contact**
9. **information and tenant is required to contact the HOA to obtain CC&R's / Rules &**
10. **Regulations.**
11.
12. **-Tenant is advised that HOAs commonly request "tenant registration" information and**
13. **tenant agrees to promptly comply with HOA Tenant Registration requests.**
14.
15. **-Tenant is responsible for all HOA notices and fines (not monthly/quarterly/annual**
16. **assessment dues unless expressly a part of the lease agreement). Tenant understands**
17. **HOA notices/fines may not be delivered to Landlord or Tenant in a timely manner.**
18. **Landlord is not responsible if tenant does not receive HOA notices prior to fine being**
19. **assessed.**
20.
21. **-Tenant is advised that common HOA non-compliance issues resulting in notices/fines**
22. **are: Trash bins left out, improperly parked vehicles and landscape maintenance.**
23.
24. **-If landlord is unable to provide a key at move in for any common area keys, tenant is**
25. **advised that they must request the key and pay the HOA directly, then submit the**
26. **receipt to property manager for reimbursement or rent credit.**
27.
28. **-If yard maintenance on lines 125-127 on page 3 of lease agreement are marked as**
29. **tenant responsibility; tenant is strongly encouraged to engage landscaper services to**
30. **maintain constant compliance with HOA rules and regulations. Landlord may hire the**
31. **services of a landscaper and charge the tenant for landscaping services in the event**
32. **HOA notices/fines are issued due to lack of landscaping maintenance.**
33.
34.
35. **UNAUTHORIZED PETS & GUESTS:**
36. **Aside from those listed on the lease, no other occupants shall be allowed on the**
37. **property without prior written consent.**
38. **Aside from those listed on the lease, no pets or visiting pets shall be allowed on the**
39. **premises. If evidence of an unauthorized pet is found, a $400 non-refundable pet fee**
40. **will be charged and the pet will have to be immediately removed from the home.**
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)

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ADDENDUM 3

Document updated: **June 1993**

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REALTOR® EQUAL HOUSING OPPORTUNITY

1. This is an addendum originated by the: ☐ Seller ☐ Buyer ☒ Landlord ☐ Tenant.
2. This is an addendum to the Contract dated _____ (MO/DA/YR) between the following Parties:
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. **HO-Partial rent payments are not automatically accepted. Partial payments require a**
8. **separate, fully executed, written and signed partial payment agreement.**
9.
10. **-Late payments are not eligible to pay through the tenant portal. All late payments**
11. **must be made via wire transfer or hand delivered to property manager via cashier's**
12. **check or money order.**
13.
14. **-Cash payments are not accepted at any time.**
15.
16. **-If rent is not paid when due, a five-day demand notice will be issued to tenant(s)**
17. **sent via USPS certified mail and supporting email notification. A $75.00 service of**
18. **notice fee will be charged to the tenant's ledger. The eviction process will be**
19. **initiated.**
20.
21. **-If tenant payment is returned as insufficient funds, tenant will be charged a $75.00**
22. **returned payment fee and tenant understands that certified funds will be required in**
23. **the form of a cashier's check delivered to 480 Realty & Property Management office,**
24. **and the online payment option will be suspended requiring future rent payments be paid**
25. **with certified funds until a minimum of three (3) months of timely payments has been**
26. **established. Payments returned by the bank for any reason after the three (3) month**
27. **online payment reinstatement period will require all future payments payable by**
28. **certified funds only. No exceptions.**
29.
30. **-Other than the initial earnest money deposit and move-in balances due; funds payable**
31. **by wire transfer are NOT expressly authorized, will result in a $25.00 fee per wire**
32. **transfer charged to the tenant and the funds may be returned to tenant.**
33.
34. **-If tenant fails to provide timely notice of move-out, non-renewal or termination of**
35. **lease, lease agreement will convert to a month-to-month tenancy and rent will increase**
36. **by 15% of the current rent amount.**
37.
38. **-Lease break fee is $3,300.00, owner must approve of the break, and tenant is**
39. **responsible for rent and utilities until property is re-rented.**
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)

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MAINTENANCE ADDENDUM

MAINTENANCE:

For life-threatening emergencies: CALL 911 THEN contact Broker or property manager.

For emergency repairs: Submit work order through portal THEN PROMPTLY text your name, address, phone number and nature of emergency to Mario (480) 282-1234 or Ariana at (480) 685-7461.

ALL maintenance requests MUST be submitted through your online tenant portal.

Tenant is aware that a request for repairs gives landlord permission to enter rental unit to make those specific repairs according to pre-arranged dates/times.

This is a non-smoking property. Smoking of any kind is not permitted inside the residence or garage.

Tenant is responsible to change HVAC filter(s) every 30 days. Failure to do so, resulting in mechanical failure to AC equipment will be tenant damages and tenant will be responsible for necessary repairs which can include duct cleaning, coil cleaning, etc.

Tenant is responsible for battery replacement(s) in common household items such as: thermostat, garage openers or ceiling fan remotes, gate clickers and smoke detectors.

Broken glass/windows are a tenant responsibility. Management will coordinate the repair and the invoice will be billed on the tenant ledger.

Vendor invoices that are the direct result of tenant negligence or abuse or will be charged back to tenant. Common requests that result in tenant chargebacks are: resetting garbage disposals, HVAC thermostat dead batteries and tripped breakers/GFCI receptacles.

Management will assign vendors according to requests and assigned vendors will contact tenant directly for scheduling. In the event of a missed appointment resulting in a service call invoice, tenant will be financially responsible.

Tenant may re-key property at tenant's expense. If tenant re-keys property, a key must be delivered to 480 Realty & Property Management office. If tenant fails to deliver key, tenant will be charged for re-key costs upon move-out.

Tenant is NOT authorized to perform repairs or make modifications without express written permission from the landlord. Unauthorized repairs or modifications initiated by Tenant(s) will be returned to their original state by 480 Realty & Property Management authorized vendors. Tenant will be charged for all costs associated with unauthorized repairs or modifications.

MANAGEMENT CONTACTS

Designated Broker/Owner: Mario Montoya, mario@480realtypm.com,

(480) 282-1234

Property Manager: Ariana Jaynes, ariana@480realtypm.com,

(480) 685-7461

Office: admin@480realtypm.com

(480) 404-8089

Accounting: help@480realtypm.com

(480) 250-1903

Tenant Date

Tenant Date

Tenant Date

Tenant Date

480 REALTY & PROPERTY MANAGEMENT

Pool/Spa Addendum

I/We, _____ (Tenant(s)),

understand that this home comes with a pool and/or a spa. I/We, the tenant(s), agree to hold the landlord harmless from any liability resulting from injury or negligence that may occur from using the Spa/Hot Tub or Pool and assume all responsibility for other habitants and guests.

Pool Maintenance: INITIAL(S) _____ _____ _____ _____

Whether pool service is provided professionally, or you are responsible for it on your own, a few rules and guidelines are necessary to ensure that your pool/spa is left in sparkling conditions and continues to be a safe and secure means of in home entertainment. The following responsibilities default as a tenant responsibility:

- Skim the pool/spa and empty skimmer baskets as needed throughout the week
- Ensure that the landscaping is upkept as to not throw off the chemical balance of the pools
- Report any issues that you notice with any equipment
- Refrain from usage of glassware in or around the pool/spa
- Do not allow pets to swim
- Take care to use the pool/spa in a safe manor; No diving
- Never leave inexperienced swimmers unattended.

☐ OWNER PROVIDED:

If this box is checked, the landlord/homeowner has decided to include pool chemical maintenance in your lease agreement. The backyard access gate must be left unlocked on service days and the yard should be free and clear of pets to ensure the safety of the pool technician on duty. If pool vendor is unable to service the property due to tenant caused inability to allow safe access to the pool, tenant will be charged and held responsible for the wasted trip charge invoice. Monsoons/Storms may cause additional debris in the pool and chemicals may need to be added. Please keep in mind that additional pool services are not added nor will your pool be serviced sooner due to a storm.

☐ TENANT RESPONSIBLE:

If this box is checked, you as the tenant are responsible for the upkeep and maintenance of the pool chemicals. You may hire a professional company to do so or you may maintain the pool yourself if you feel confident in your ability to do so.

Tenant Signature: Landlord/Authorized Agent:

_____ _____

_____

TO ENSURE THAT YOU HAVE THE MOST UP-TO-DATE
TENANT ADVISORY, PLEASE CHECK
https://www.aaronline.com/manage-risk/other-advisories/

Note: The "Document updated date on this advisory does not change when website links are updated. In the event that substantive edits are made to content within this Advisory, the "Document updated" date will change to reflect the date of the most recent revision.

DOCUMENT UPDATED:
AUGUST 2019

ARIZONA ASSOCIATION OF REALTORS®

Tenant Advisory

ARIZONA association of REALTORS®
REAL SOLUTIONS. REALTOR® SUCCESS.

The Tenant Advisory is a Resource
PROVIDED BY THE ARIZONA ASSOCIATION OF REALTORS®

Residential Rentals are required to comply with the: http://bit.ly/2NfkoNf

Verification of Ownership

Prior to executing a lease agreement or conveying any money, tenants should independently verify the owner of the property and confirm that they are contracting with the owner of record. If a person other than the owner signs the lease agreement, tenants should verify that the third party has authority to act on the owner's behalf. Information regarding property ownership can often be found by county at the following: Arizona county assessor's

Wire Fraud

Beware of wiring instructions sent via email. Cyber criminals may hack email accounts and send emails with fake wiring instructions. You should independently confirm wiring instructions in person or via a telephone call to a trusted and verified phone number prior to wiring any money.

COMMON DOCUMENTS A TENANT SHOULD REVIEW

1. Residential Lease Agreement
Tenants should protect themselves by taking the time to read the residential lease agreement and understand their legal rights and obligations before they enter into a lease agreement. Click to view a sample of the agreement: http://bit.ly/35wCkKe

2. Residential Lease Owner's Property Disclosure Statement (RLOPDS)
Many landlords provide a RLOPDS. This document poses a variety of questions for the owner to answer about the property and its condition. The property manager/broker is not responsible for verifying the accuracy of the items on the RLOPDS; therefore, a tenant should carefully review the RLOPDS and verify those statements of concern. Click to view a sample of the RLOPDS: http://bit.ly/38MR2yP

3. Homeowners Association (HOA) Governing Documents
If CC&Rs are recorded against the property, the tenant agrees to follow the CC&Rs. It is essential that the tenant review and agree to these restrictions prior to leasing a property. The Arizona Department of Real Estate (ADRE) advises: "Read the deed restrictions, also called CC&Rs (covenants, conditions and restrictions). You might find some of the CC&Rs are very strict." In addition to CC&Rs, HOAs may be governed by Articles of Incorporation, Bylaws, Rules and Regulations, and often architectural control standards. Read and understand these documents. Also, be aware that some HOAs impose fees. Tenants with questions about their rights and remedies regarding homeowners associations or community associations should read the information provided at Arizona Department of Real Estate: http://www.azre.gov/PublicInfo/RealEstateResearchTopics.aspx

A.R.S § 33-1260.01 http://bit.ly/2xJFL19

A.R.S § 33-1806.01 http://bit.ly/2R4u2CF

4. Lead-based Paint Disclosure Form
If the home was built prior to 1978, the landlord **must** provide the tenant with a lead-based paint disclosure form. Information about lead-based paint may be obtained at Arizona Department of Real Estate: http://bit.ly/1LWSiz9 **or** http://www2.epa.gov/lead .

5. Move-in/Move-out Inspection
The importance of inspecting the property at the time of moving in cannot be over-emphasized. The tenant is encouraged to fill out a move-in/move-out checklist to identify material defects in the property within the stated timeframe. A sample of AAR's Move-in/Move-out Condition Checklist can be viewed at: http://bit.ly/2G9Yh6y

Tenants should keep a copy of the checklist for their records and may also want to take photographs of any damage observed at the time of move-in.

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*4 - New Lease

COMMON DOCUMENTS AND DISCLOSURES

1. Notice
Unless otherwise agreed, all notices shall be sent registered or certified mail, or personally delivered. A.R.S. §33-1313.

2. Repairs and Property Condition
Pursuant to Arizona law, the landlord is generally responsible for ensuring that all "electrical, plumbing, sanitary, heating, ventilating, air-conditioning and other facilities and appliances, including elevators, supplied or required supplied by him" be in good and safe working order and condition. A.R.S. §33-1324. It is the landlord's responsibility to make sure that necessary repairs are made to keep the property in a fit and livable condition. It is the tenant's responsibility to notify the landlord of any/all necessary repairs. Following proper notice, the landlord has five days to make any repairs that materially affect the health and safety of the tenant(s) and 10 days to make any other requested repairs. **NOTE:** Pursuant to A.R.S. §33-1324(C), the landlord and tenant of a single family residence may agree in writing, supported by adequate consideration, that the tenant will perform the landlord's duties to maintain a fit premises and perform specified repairs.

3. Access to the Property by Landlord or Landlord's Representative
Unless the tenant requests repairs in writing, the landlord must give the tenant at least two days notice to enter the property, during reasonable hours, to make repairs, conduct inspections, have services completed or exhibit the property to prospective purchasers and tenants. The landlord has the right to immediately enter the premises in the event of an emergency or by court order. A.R.S. §33-1343.

4. Deposits/Fees
The lease agreement should specify which deposits/fees are refundable and which are not. A landlord is not permitted to demand refundable security in an amount in excess of one and one-half month's rent.

During the term of the lease, the tenant's security deposit should be held by the landlord or in a broker's trust account (disclosed in writing). At the end of the lease all refundable deposits shall be refunded to the tenant pursuant to A.R.S §33-1321(G). The landlord can subtract unpaid rent or repair costs from the security deposit.

Within 14 business days after termination of the tenancy and delivery of possession and demand by the tenant, the tenant is entitled to receive an itemized list of any/all security deposit deductions together with the amount due and payable to the tenant. A.R.S §33-1321(D).

5. Termination of the Lease
Unless the parties desire for the lease agreement to continue, written notice of intent not to renew the lease agreement shall be issued pursuant to the terms of the lease. If the lease continues on a month-to-month basis, absent prior written agreement, either the lease owner or the tenant may terminate by providing 30-days written notice prior to the periodic rental date (i.e. the date on which rent is due) per A.R.S. §33-1375(B).

If the tenant vacates the property before the lease expires, they can still be held responsible for damages, including, but not limited to, monthly rent. A holdover tenant is someone who stays in the lease property after the express term of the lease has expired. The landlord can choose to evict a holdover tenant or allow the tenant to continue living in the property on a month-to-month basis under the terms and conditions of the lease agreement.

6. Foreclosure
The landlord shall not allow the property to become the subject of a trustee's sale and doing so may place the landlord in breach of the lease agreement. Nonetheless, a landlord's failure to pay the mortgage does not eliminate the tenant's obligation to pay rent. To avoid breaching the lease, the tenant should continue paying rent to the landlord up to the date on which the foreclosure is completed.

7. Insurance
Tenants are strongly encouraged to obtain renter's insurance for their benefit. Pursuant to some lease agreements, certain pets may require additional insurance coverage. Tenants are encouraged to contact an insurance professional concerning additional coverage that may be required:
http://bit.ly/2nSMeBT

8. Fair Housing & Disability Laws
The Fair Housing Act prohibits discrimination based on race, color, national origin, religion, sex, familial status (including children under the age of 18 living with parents or legal custodians, pregnant women, and people securing custody of children under the age of 18), and disability. Visit HUD's Fair Housing/Equal Opportunity website at:
https://www.hud.gov/program_offices/fair_housing_equal_opp/fair_housing_rights_and_obligations

For information on the Americans with Disabilities Act, visit:
https://www.ada.gov/

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*4 - New Lease

ADDITIONAL INFORMATION

1. Pests

Bedbugs: Bedbug infestation is on the rise in Arizona and nationally. For more information on rights and obligations with respect to bedbugs visit the following websites at: http://bit.ly/1LAcgey , www.cdc.gov/parasites/bedbugs/ **and** www.epa.gov/bedbugs/ .

Scorpions: Information on scorpions may be found at: http://bit.ly/2PxhlkI

2. Swimming Pools and Spas

Barriers: Each city and county has its own swimming pool barrier ordinance and tenants should investigate and comply with all applicable state, county and municipal pool regulations. Pool barrier contact information for Arizona cities and counties may be found at: http://bit.ly/20ZG8tp. The Arizona Department of Health Services Private Pool Safety notice may be found at: http://bit.ly/2KYKXSM

The state law on swimming pools is located at:
http://bit.ly/2vJfhMk

3. Sex Offenders

The presence of a sex offender in the vicinity of the property is not a fact that the landlord or broker is required to disclose. Since June 1996, Arizona has maintained a registry and community notification program for convicted sex offenders. This information may be accessed at:

https://www.azdps.gov/services/public/offender or through the National Sex Offender Public Website at:

http://www.nsopw.gov/en. Prior to June 1996, registration was not required and only the higher-risk sex offenders are on the website.

ADDITIONAL RESOURCES

- **Links to state agencies, city and county websites:** www.az.gov .
- **Arizona Tenant's Rights and Responsibilities Handbook:** http://bit.ly/2nMmrex
- **Arizona Department of Real Estate Consumer Information:** www.azre.gov/InfoFor/Consumers.aspx.
- **Find a REALTOR®:** https://bit.ly/2Klyaza
- **For information on indoor environmental concerns,** the EPA has a host of resource materials and pamphlets which are available here: www.epa.gov/iaq/pubs/index.html .
- **For crime statistics in all Arizona cities** go to: www.leagueaz.org/lgd/ , click on the city/town and search for "crime statistics."
- **Tenants** may find that children cannot attend the school nearest to the property and may even be transported to another community. **For information about Arizona's schools visit:** http://www.azed.gov .
- **U.S. Department of Housing and Urban Development** Housing Choice Vouchers Fact Sheet can be found at the following site: https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/about/fact_sheet
- **Information regarding Section 8** programs available through the Arizona Public Housing Authority can be found at: http://bit.ly/2MN3W4w, or call 602-771-1000
- **Maps for military airports** can be found at: http://www.azre.gov/AirportMaps/MilitaryAirports.aspx
- **Maps for many of the public airports** can be found at: www.azre.gov/AirportMaps/PublicAirports.aspx

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TENANT ACKNOWLEDGMENT

Tenant acknowledges receipt of all four pages of this advisory. Tenant further acknowledges that there may be other disclosure issues of concern not listed in this advisory. Tenant is responsible for making all necessary inquiries and consulting the appropriate persons or entities prior to the leasing of any property.

The information in this advisory is provided with the understanding that it is not intended as legal or other professional services or advice. These materials have been prepared for general informational purposes only. The information and links contained herein may not be updated or revised for accuracy. If you have any additional questions or need advice, please contact your own lawyer or other professional representative.

Tenant Advisory

A Resource for
Real Estate Consumers
Provided by the

ARIZONA association of REALTORS®

_____

TENANT SIGNATURE **DATE**

_____

TENANT SIGNATURE **DATE**

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FAIR HOUSING ADVISORY

EQUAL HOUSING OPPORTUNITY

Discrimination is ILLEGAL

It is illegal under the Federal Fair Housing Act and Arizona Fair Housing laws for a property owner/seller, landlord, property manager or real estate professional to discriminate in the sale, rental, and financing of housing and in other housing-related activities against another person based on certain protected characteristics. The National Association of REALTORS® Code of Ethics also prohibits discrimination or aiding in discrimination. **It is unlawful to discriminate on the basis of race, color, national origin, religion, sex (including gender identity and sexual orientation), familial status, and disability.**

Discrimination based on a protected class includes, but is not limited to, the following:

- Refusing to rent, sell, negotiate, or falsely denying housing is available or otherwise making housing unavailable;
- Setting or imposing different terms, conditions or privileges for sale or rental of housing, or providing a person with different housing services or facilities;
- Making, printing or publishing any notice, statement or advertisement with respect to the sale or rental of a dwelling that indicates any preference, limitation or discrimination;
- Using different qualification criteria or applications, or sale or rental standards or procedures, such as income standards, application requirements, application fees, credit analyses, sale or rental approval procedures or other requirements;
- Limiting privileges, services or facilities of housing;
- Refusing to allow reasonable disability accommodations for an assistive aide, assistive animal, parking, or physical modifications;
- "Steering" which occurs when a person is guided towards or away from certain neighborhoods, locations or buildings; or
- For profit, persuade, or try to persuade, homeowners to sell their homes by suggesting that people of a particular protected characteristic are about to move into the neighborhood (blockbusting).

The undersigned acknowledges receipt of this Fair Housing Advisory.

Name	Name
Signature Date	Signature Date

For more information about your rights and options, go to:

Arizona Attorney General's Office - https://www.azag.gov/civil-rights/discrimination/housing

U.S. Department of Housing and Urban Development - https://www.hud.gov/program_offices/fair_housing_equal_opp/fair_housing_act_overview

If you believe you have been a victim of housing discrimination, you may file a complaint with:

- The Arizona Attorney General's office - https://www.azag.gov/complaints/civil-rights
- U.S. Department of Housing and Urban Development - https://www.hud.gov/fairhousing/fileacomplaint
- The Arizona REALTORS® - https://www.aaronline.com/resolve-disputes/filing-an-ethics-complaint/

Document:
November 2023

MOVE-IN / MOVE-OUT CONDITION CHECKLIST

ARIZONA association of REALTORS®
REAL SOLUTIONS. REALTOR® SUCCESS.

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.

REALTOR® EQUAL HOUSING OPPORTUNITY

1. **Landlord:** _____
2. **Tenant:** _____
3. **Premises Address:** _____
4. **Move-in Date** _____ **Move-out Date** _____
5. **Inspection Date** _____ **Inspection Date** _____

6. Complete the move-in section of this form and return it to your Landlord within five (5) days or [X] 10 days after occupancy.
7. All items are deemed to be in good condition unless noted otherwise. Test all locks, window latches, smoke detectors, and
8. equipment. **This form is not a repair request.** Submit all requests for repairs separately in accordance with your lease. You and your
9. Landlord will also use this form upon move-out. Keep a copy for your records. Note any defects in the items listed below. **If you fail to**
10. **return this form you will be held responsible for any damages, and you will be accepting the Premises in its current condition.**

EXTERIOR ITEMS

		MOVE-IN CONDITION	MOVE-OUT CONDITION
11.	Fences & Gates	☐ Good ☐ Other _____	_____
12.	Lawn (Trees / Shrubs / Landscaping)	☐ Good ☐ Other _____	_____
13.	Paint	☐ Good ☐ Other _____	_____
14.	Front Door — Door Knob and Locks	☐ Good ☐ Other _____	_____
15.	Back Door — Door Knob and Locks	☐ Good ☐ Other _____	_____
16.	Fountain	☐ Good ☐ Other _____	_____
17.	Grill	☐ Good ☐ Other _____	_____
18.	Swimming Pool	☐ Good ☐ Other _____	_____
19.	Hot tub / Spa	☐ Good ☐ Other _____	_____
20.	Other: _____	☐ Good ☐ Other _____	_____

21. Water Shut-Off Valve Located? ☐ Yes ☐ No Breaker Panel Located? ☐ Yes ☐ No
22. **COMMENTS:** _____
23. _____

GARAGE / CARPORT

		MOVE-IN CONDITION	MOVE-OUT CONDITION
24.	Ceilings, Walls, Baseboards	☐ Good ☐ Other _____	_____
25.	Floor / Driveway	☐ Good ☐ Other _____	_____
26.	Auto Door Opener	☐ Good ☐ Other _____	_____
27.	Remotes	☐ Good ☐ Other _____	_____
28.	Garage Door	☐ Good ☐ Other _____	_____
29.	Plugs & Switches	☐ Good ☐ Other _____	_____
30.	Other: _____	☐ Good ☐ Other _____	_____

31. **COMMENTS:** _____
32. _____

ENTRY & HALL

		MOVE-IN CONDITION	MOVE-OUT CONDITION
33.	Ceiling, Walls (Paint), Baseboards, Vent Covers	☐ Good ☐ Other _____	_____
34.	Doors (Close properly / Condition)	☐ Good ☐ Other _____	_____
35.	Flooring	☐ Good ☐ Other _____	_____
36.	Stairwell / Handrails	☐ Good ☐ Other _____	_____
37.	Light Fixtures	☐ Good ☐ Other _____	_____
38.	Closet Shelves & Rods	☐ Good ☐ Other _____	_____
39.	Other: _____	☐ Good ☐ Other _____	_____

40. **COMMENTS:** _____
41. _____

480 Realty & Property Management, 7205 E Southern Ave Ste #102 Mesa, AZ 85209 Phone: 4802821234 Fax: 4800000000
Mario Montoya

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LIVING ROOM

		MOVE-IN CONDITION	MOVE-OUT CONDITION
42.	Ceiling, Walls (Paint), Baseboards, Vent Covers	☐ Good ☐ Other	
43.	Fireplace	☐ Good ☐ Other	
44.	Doors (Close properly / Condition)	☐ Good ☐ Other	
45.	Flooring (Note burns, tears, stains)	☐ Good ☐ Other	
46.	Lights & Ceiling Fans	☐ Good ☐ Other	
47.	Windows & Screens	☐ Good ☐ Other	
48.	Window coverings	☐ Good ☐ Other	
49.	Plugs & Switches	☐ Good ☐ Other	
50.	Other:	☐ Good ☐ Other	

51. **COMMENTS:**
52.

KITCHEN

		MOVE-IN CONDITION	MOVE-OUT CONDITION
53.	Ceiling, Walls (Paint), Baseboards, Vent Covers	☐ Good ☐ Other	
54.	Flooring	☐ Good ☐ Other	
55.	Lights	☐ Good ☐ Other	
56.	Plugs & Switches	☐ Good ☐ Other	
57.	Cabinets (Close properly / Condition)	☐ Good ☐ Other	
58.	Drawers (Close properly / Condition)	☐ Good ☐ Other	
59.	Countertops	☐ Good ☐ Other	
60.	Sink & Faucet	☐ Good ☐ Other	
61.	Disposal	☐ Good ☐ Other	
62.	Dishwasher	☐ Good ☐ Other	
63.	Microwave	☐ Good ☐ Other	
64.	Refrigerator	☐ Good ☐ Other	
65.	Stove	☐ Good ☐ Other	
66.	Fan, filter & hood	☐ Good ☐ Other	
67.	Other:	☐ Good ☐ Other	

68. **COMMENTS:**
69.

DINING ROOM

		MOVE-IN CONDITION	MOVE-OUT CONDITION
70.	Ceiling, Walls (Paint), Baseboards, Vent Covers	☐ Good ☐ Other	
71.	Flooring	☐ Good ☐ Other	
72.	Lights & Ceiling Fans	☐ Good ☐ Other	
73.	Windows & Screens	☐ Good ☐ Other	
74.	Window coverings	☐ Good ☐ Other	
75.	Plugs & Switches	☐ Good ☐ Other	
76.	Other:	☐ Good ☐ Other	

77. **COMMENTS:**
78.

PRIMARY BEDROOM

		MOVE-IN CONDITION	MOVE-OUT CONDITION
79.	Ceiling, Walls (Paint), Baseboards, Vent Covers	☐ Good ☐ Other	
80.	Doors (Close properly / Condition)	☐ Good ☐ Other	
81.	Flooring (Note burns, tears, stains)	☐ Good ☐ Other	
82.	Lights & Ceiling Fans	☐ Good ☐ Other	
83.	Windows & Screens	☐ Good ☐ Other	
84.	Window coverings	☐ Good ☐ Other	
85.	Plugs & Switches	☐ Good ☐ Other	
86.	Closet Shelves & Rods	☐ Good ☐ Other	
87.	Other:	☐ Good ☐ Other	

88. **COMMENTS:**
89. >>

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BEDROOM #2

		MOVE-IN CONDITION	MOVE-OUT CONDITION
90.	Ceiling, Walls (Paint), Baseboards, Vent Covers	☐ Good ☐ Other	
91.	Doors (Close properly / Condition)	☐ Good ☐ Other	
92.	Flooring (Note burns, tears, stains)	☐ Good ☐ Other	
93.	Lights & Ceiling Fans	☐ Good ☐ Other	
94.	Windows & Screens	☐ Good ☐ Other	
95.	Window coverings	☐ Good ☐ Other	
96.	Plugs & Switches	☐ Good ☐ Other	
97.	Closet Shelves & Rods	☐ Good ☐ Other	
98.	Other:	☐ Good ☐ Other	

99. **COMMENTS:**
100.

BEDROOM #3

		MOVE-IN CONDITION	MOVE-OUT CONDITION
101.	Ceiling, Walls (Paint), Baseboards, Vent Covers	☐ Good ☐ Other	
102.	Doors (Close properly / Condition)	☐ Good ☐ Other	
103.	Flooring (Note burns, tears, stains)	☐ Good ☐ Other	
104.	Lights & Ceiling Fans	☐ Good ☐ Other	
105.	Windows & Screens	☐ Good ☐ Other	
106.	Window coverings	☐ Good ☐ Other	
107.	Plugs & Switches	☐ Good ☐ Other	
108.	Closet Shelves & Rods	☐ Good ☐ Other	
109.	Other:	☐ Good ☐ Other	

110. **COMMENTS:**
111.

BEDROOM #4 / DEN / LOFT

		MOVE-IN CONDITION	MOVE-OUT CONDITION
112.	Ceiling, Walls (Paint), Baseboards, Vent Covers	☐ Good ☐ Other	
113.	Doors (Close properly / Condition)	☐ Good ☐ Other	
114.	Flooring (Note burns, tears, stains)	☐ Good ☐ Other	
115.	Lights & Ceiling Fans	☐ Good ☐ Other	
116.	Windows & Screens	☐ Good ☐ Other	
117.	Window coverings	☐ Good ☐ Other	
118.	Plugs & Switches	☐ Good ☐ Other	
119.	Closet Shelves & Rods	☐ Good ☐ Other	
120.	Other:	☐ Good ☐ Other	

121. **COMMENTS:**
122.

BATHROOM (PRIMARY)

		MOVE-IN CONDITION	MOVE-OUT CONDITION
123.	Ceiling, Walls (Paint), Baseboards, Vent Covers	☐ Good ☐ Other	
124.	Doors (Close properly / Condition)	☐ Good ☐ Other	
125.	Flooring	☐ Good ☐ Other	
126.	Light Fixtures	☐ Good ☐ Other	
127.	Plugs & Switches	☐ Good ☐ Other	
128.	Cabinets (Close properly / Condition)	☐ Good ☐ Other	
129.	Countertops	☐ Good ☐ Other	
130.	Sinks & Faucets	☐ Good ☐ Other	
131.	Soap dishes, towel bars, shower rod,	☐ Good ☐ Other	
132.	paper holders secure		
133.	Mirrors	☐ Good ☐ Other	
134.	Medicine Cabinet	☐ Good ☐ Other	
135.	Tub / Shower & Faucets	☐ Good ☐ Other	
136.	Toilet	☐ Good ☐ Other	
137.	Plumbing working properly	☐ Good ☐ Other	

>>

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138.	Linen Closet	☐ Good ☐ Other		
139.	Fan	☐ Good ☐ Other		
140.	Other:	☐ Good ☐ Other		
141.	**COMMENTS:**			
142.				

BATHROOM #2

		MOVE-IN CONDITION	MOVE-OUT CONDITION
143.	Ceiling, Walls (Paint), Baseboards, Vent Covers	☐ Good ☐ Other	
144.	Doors (Close properly / Condition)	☐ Good ☐ Other	
145.	Flooring	☐ Good ☐ Other	
146.	Light Fixtures	☐ Good ☐ Other	
147.	Plugs & Switches	☐ Good ☐ Other	
148.	Cabinets (Close properly / Condition)	☐ Good ☐ Other	
149.	Countertops	☐ Good ☐ Other	
150.	Sinks & Faucets	☐ Good ☐ Other	
151.	Soap dishes, towel bars, shower rod	☐ Good ☐ Other	
152.	Tub / Shower & Faucets	☐ Good ☐ Other	
153.	Toilet	☐ Good ☐ Other	
154.	Plumbing working properly	☐ Good ☐ Other	
155.	Fan	☐ Good ☐ Other	
156.	Other:	☐ Good ☐ Other	
157.	**COMMENTS:**		
158.			

BATHROOM #3

		MOVE-IN CONDITION	MOVE-OUT CONDITION
159.	Ceiling, Walls (Paint), Baseboards, Vent Covers	☐ Good ☐ Other	
160.	Doors (Close properly / Condition)	☐ Good ☐ Other	
161.	Flooring	☐ Good ☐ Other	
162.	Light Fixtures	☐ Good ☐ Other	
163.	Plugs & Switches	☐ Good ☐ Other	
164.	Cabinets (Close properly / Condition)	☐ Good ☐ Other	
165.	Countertops	☐ Good ☐ Other	
166.	Sinks & Faucets	☐ Good ☐ Other	
167.	Soap dishes, towel bars, shower rod	☐ Good ☐ Other	
168.	Tub / Shower & Faucets	☐ Good ☐ Other	
169.	Toilet	☐ Good ☐ Other	
170.	Plumbing working properly	☐ Good ☐ Other	
171.	Fan	☐ Good ☐ Other	
172.	Other:	☐ Good ☐ Other	
173.	**COMMENTS:**		
174.			

UTILITY / LAUNDRY ROOM

		MOVE-IN CONDITION	MOVE-OUT CONDITION
175.	Fan	☐ Good ☐ Other	
176.	Cabinets (Close properly / Condition)	☐ Good ☐ Other	
177.	Sink	☐ Good ☐ Other	
178.	Washer	☐ Good ☐ Other	
179.	Dryer	☐ Good ☐ Other	
180.	Washer / Dryer Hookups	☐ Good ☐ Other	
181.	Dryer Vent	☐ Good ☐ Other	
182.	Flooring (Note burns, tears, stains)	☐ Good ☐ Other	
183.	Doors (Close properly / Condition)	☐ Good ☐ Other	
184.	Switches	☐ Good ☐ Other	
185.	Other:	☐ Good ☐ Other	
186.	**COMMENTS:**		
187.			

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ADDITIONAL ROOM

188. Room Name: _____

		MOVE-IN CONDITION	MOVE-OUT CONDITION
189.	_____	☐ Good ☐ Other _____	_____
190.	_____	☐ Good ☐ Other _____	_____
191.	_____	☐ Good ☐ Other _____	_____
192.	_____	☐ Good ☐ Other _____	_____
193.	_____	☐ Good ☐ Other _____	_____
194.	_____	☐ Good ☐ Other _____	_____
195.	_____	☐ Good ☐ Other _____	_____
196.	_____	☐ Good ☐ Other _____	_____
197.	_____	☐ Good ☐ Other _____	_____

OTHER

		MOVE-IN CONDITION	MOVE-OUT CONDITION
198.	Heating	☐ Good ☐ Other _____	_____
199.	A/C	☐ Good ☐ Other _____	_____
200.	Swamp Cooler	☐ Good ☐ Other _____	_____
201.	Filters size: _____	☐ Good ☐ Other _____	_____
202.	Fire Sprinklers	☐ Good ☐ Other _____	_____
203.	Security Alarm	☐ Good ☐ Other _____	_____
204.	Smoke Detector(s)	☐ Good ☐ Other _____	_____
205.	Carbon Monoxide Detector	☐ Good ☐ Other _____	_____
206.	Trash Removed	☐ Good ☐ Other _____	_____
207.	_____	☐ Good ☐ Other _____	_____
208.	_____	☐ Good ☐ Other _____	_____

209. **COMMENTS:** _____

210. _____

FIXTURE / PERSONAL PROPERTY INVENTORY

211. The following fixtures / personal property are also included in the Residence (check all that apply):

		QUANTITY	BRAND	COLOR	SERIAL #	CONDITION
212.	☐ Refrigerator					
213.	☐ Stove					
214.	☐ Dishwasher					
215.	☐ Washer					
216.	☐ Dryer					
217.	☐ _____					
218.	☐ _____					
219.	☐ _____					
220.	☐ _____					

221. **COMMENTS:** _____

222. _____

223. _____

224. _____

225. _____

226. _____

>>

Landlord and Tenant acknowledge that video and/or photos (digital or otherwise) may have been taken of the Premises condition and are in Landlord's possession. Tenant may take video and/or photos at Tenant's own expense.

TENANT AGREES that the above information is an accurate account of the condition and contents of the Premises and acknowledges receiving a copy hereof. Tenant understands that unless otherwise noted, all discrepancies will be Tenant's responsibility and will be deducted from the security deposit at time of move out. Tenant may be present at the move-out inspection and, upon request, the Tenant shall be notified when the move-out inspection will occur.

*** PLEASE MAKE A COPY FOR YOUR RECORDS ***

MOVE-IN

Completed on this _____ day of _____, 20_____.

_____ _____ _____
^ NAME (PLEASE PRINT) ^ SIGNATURE DATE

_____ _____ _____
^ NAME (PLEASE PRINT) ^ SIGNATURE DATE

This checklist must be signed and dated by the Landlord or Property Manager to be deemed received.

_____ _____
^ LANDLORD/PROPERTY MANAGER DATE

MOVE-OUT

Completed on this _____ day of _____, 20_____.

_____ _____ _____
^ NAME (PLEASE PRINT) ^ SIGNATURE DATE

_____ _____ _____
^ NAME (PLEASE PRINT) ^ SIGNATURE DATE

This checklist must be signed and dated by the Landlord or Property Manager to be deemed received.

_____ _____
^ LANDLORD/PROPERTY MANAGER DATE

For Broker Use Only:

Brokerage File/Log No. _____ Manager's Initials _____ Broker's Initials _____ Date _____
MO/DA/YR