



2020 ARIZONA

VOTER GUIDE

GENERAL ELECTION

**YOUR VOTE IS THE MOST IMPORTANT THING
YOU CAN DO TO PROTECT AND PROMOTE
LIFE, LIBERTY AND THE PURSUIT OF HAPPINESS.**

.....

The Arizona REALTORS® Voter Guide is a resource produced by the REALTORS® of Arizona Political Action Committee (RAPAC) to give Arizona REALTORS® members a better understanding of the candidates who are running for political office in the 2020 Arizona elections.



RISE UP
TAKE ACTION,
VOTE!



RAPAC YOUR INSURANCE POLICY

Hello Arizona REALTOR[®],

I am Shelley Ostrowski, the 2020 Chair of the Legislative and Political Affairs Committee. You are about to review our 2020 General Election Voter Guide.

Before you begin, I want to remind you that you are reviewing recommendations to support legislators who actively support the REALTOR[®] Party. Republican or Democrat—the only “affiliation” that is considered is whether they support REALTOR[®] issues. The REALTORS[®] of Arizona Political Action Committee (RAPAC) monitors and evaluates how legislators vote and how new candidates running for office respond to our candidate questionnaire on real estate issues and nothing more.

Should you have specific questions regarding the information included in this guide, please feel free to send an email to our Legislative and Political Affairs Department at **Arizona REALTORS[®]—legislativeandpoliticalaffairs@aaronline.com**.

It is your responsibility to be informed and VOTE. I am personally asking each of you to VOTE in Arizona’s General Election on November 3rd, 2020. It is not only your duty as a REALTOR[®]—it is the opportunity to have your voice heard across the state.

Thank you,

Shelley Ostrowski
2020 Chair-Legislative and Political Affairs Committee



Shelley Ostrowski

*Come join the party
and help ensure
that every American
has the opportunity
to own a home.*



REMEMBER TO VOTE NOVEMBER 3!

USING THIS VOTER GUIDE

The REALTORS® of Arizona Political Action Committee has composed this Voter Guide in order to provide brief backgrounds of each candidate. In addition, we have included the voting records of incumbents dating back the last two years. For new candidates, we provided their positions on issues that affect our industry.

FINDING YOUR DISTRICT

If you do not know your legislative district, visit www.azredistricting.org/districtlocator. Enter the address used when you registered to vote and your legislative district will appear.

REGISTERING TO VOTE

If you are not registered to vote, please register at www.servicearizona.com/voterRegistration by midnight on October 5 to vote in Arizona's general election.

CASTING YOUR VOTE

The general election will be held on November 3. If you would like to request an early ballot, you may do so at www.azsos.gov/elections/voting-election/contact-information-county-election-officials. Scroll to the county in which you are registered to vote for additional information. You can also locate your polling location on your county's website.

TABLE OF CONTENTS

2020 VOTER GUIDE

GENERAL ELECTION

4-5 Legislative Bills & Position

2019: SB 1085, SB 1227, SB 1271,
HB 2371, HB 2405, HB 2445,
HB 2569

2020: SB 1021 (REALTORS® Bill), SB 1096,
HB 2686, SB 1211, HB 2059,
HB 2351 (REALTORS® Bill)

6 Statewide Endorsements

7 2020 Legislative Endorsements, Voting Record & Non-Incumbent Questionnaire Responses*

7 District 1 & District 2

8 District 2 & District 3

9 District 4

10 District 5 & District 6

11 District 7

12 District 8 & District 9

13 District 9 (Continued) & District 10

14 District 11 & District 12

15 District 12 (Continued) & District 13

16 District 14

17 District 15

18 District 15 (Continued) & District 16

19 District 17 & District 18

20 District 18 (Continued) & District 19

21 District 19 (Continued) & District 20

22 District 21 & District 22

23 District 22 (Continued) & District 23

24 District 24

25 District 25, District 26 & District 27

26 District 22 (Continued) & District 28

27 District 28 (Continued) & District 29

28 District 30

20 What Has RAPAC Done for You Lately?

30 Vote NO on PROP 208

31 When Buying or Selling a Home-Read This Contract

*Non-Incumbent Candidate Questions on Page 9

2019

LEGISLATIVE BILLS & POSITIONS

SB 1085

✔ Support
✔ Signed by the Governor

Association health plans

Enables Arizona citizens to obtain quality and affordable health coverage by providing a new pathway for employer groups and associations to offer fully insured and self-insured Association Health Plans (APHs).

HB 2405

✔ Support
✔ Signed by the Governor

Regulated water company; violations; enforcement

Allows the Arizona Department of Environmental Quality (ADEQ) to make a request for corrective actions for a wastewater treatment facility or system or a public water system that is regulated by the Arizona Corporation Commission (ACC) under certain conditions.

SB 1227

✔ Support
✔ Signed by the Governor

Colorado River drought contingency amendments

An emergency measure that makes various changes to the management of water supplies, eligibility for and exchange of long-term storage credits, and groundwater fees collected in certain localities. Establishes new funds for groundwater and irrigation efficiency projects and for system conservation.

HB 2445

✔ Support
✔ Signed by the Governor

TPT; residential rentals; notice

Requires a city or town that levies a TPT, sales, gross receipts, use, franchise or other similar tax or fee, applied to the business of renting or leasing real property for residential purposes, to send a notification by first-class mail to each residential TPT licensee and to the address of each residential rental property that there is a new or increased rate of tax at least 60 days before the effective date of the new or increased rate of tax.

SB 1271

✔ Support
✔ Signed by the Governor

Purchaser dwelling actions; notice; complaints

Protects a homeowner's ability to be made whole by taking defects to court and being awarded appropriate damages and reasonable attorney fees for issues not warranted by the builder.

HB 2569

✘ Oppose
✔ Signed by the Governor

Occupational licensing; reciprocity

Requires an occupational or professional license or certificate to be issued, in the discipline applied for and at the same practice level as determined by the regulating entity, to a person who establishes residence in Arizona.

HB 2371

✔ Support
✔ Signed by the Governor

Real estate; licenses; applications

Requires an application for an original real estate, cemetery or membership camping license as a broker or salesperson to include any derivative of the applicant's first name, middle name or a nickname that is regularly used for advertising purposes.

2020

LEGISLATIVE BILLS & POSITIONS

SB 1021

- REALTORS® Bill
- ✓ Support
- ✍ Signed by the Governor

Department of revenue; electronic signatures

Expands the permitted use of an "electronic signature" (defined elsewhere in statute) when signing and/or writing documents submitted to the Department of Revenue and has the same force and effect as a written signature.

SB 1211

- ✗ Oppose
- 🗳 Held in the Senate

Administrative rules; expiration; legislative extension

Repeals all administrative rules on July 1, 2022, unless extended by an agency through the statutory rulemaking process. Repeals the Arizona Administrative Code (AAC) each year, beginning July 1, 2023, unless continued by the Legislature for up to one year.

SB 1096

- ✓ Support
- ✍ Amended and signed by the Governor

Property management records; residential rentals

Adds flexibility to tenant document retention requirements that a property management firm must store for the specified time frame; additionally, adds flexibility to where the documents may be stored.

HB 2059

- ✗ Oppose
- 🗳 Killed in Committee

Homeowners' associations; billing statements; waiver

Permits a unit owner's association and a homeowner's association to allow statements of account to be waived.

HB 2686

- ✓ Support
- ✍ Signed by the Governor

Building permits; utilities; restrictions; prohibition

Sets statewide preemption to prohibit a city, town or county from denying a building permit based on the project's utility provider or from imposing a fine or requirement that restricts an authorized utility provider's service or operation. Additionally, requires municipal and county regulations to preserve use of the services of an authorized utility provider and declares the regulation of building permits and the choice of utility providers a matter of statewide concern that is not subject to further regulation.

HB 2351

- REALTORS® Bill
- ✓ Support
- ✗ Died in the Senate

Real estate; employee; rent collection

Allows an unlicensed individual or independent contractor to collect rent and related fees in person for the use of real estate as part of the person's clerical duties if the person works for a Arizona licensee, collects the rent on the licensee's behalf and provides a receipt upon payment.

2020 Legislative Policy Successes

- ✓ S1021 - Department of Revenue; Electronic Signatures
- ✓ S1096 - Property Management Records; Residential Records (Pace)
- ✓ Efforts specific to the COVID-19 Pandemic and Executive Orders issued by Governor Ducey

2020 STATEWIDE ENDORSEMENTS



Lea Márquez Peterson **R**
INCUMBENT

CORPORATION COMMISSIONER

About

Lea Marquez Peterson is a current member of the Corporation Commission. She was appointed by Governor Ducey and has spent her time at the Commission holding utilities accountable to ratepayers and fighting for affordable, reliable energy. She is the only Commissioner based outside of Maricopa County and has worked diligently for the entire State with a focus on rural Arizona and assisting vulnerable populations. Her small business experience and outreach to stakeholders across the state has been invaluable to ensuring that Arizona's utilities are affordable, safe and reliable, and that business incorporation is streamlined to attract new employers and retain small businesses. She is not a career politician and is running for re-election to serve families in every County and to ensure Arizona's economic prosperity. Since her appointment, Lea has led initiatives related to the 250+ privately held small water companies in the state, broadband access to under served areas of the state, and has emphasized a data-based approach to Arizona's future energy goals.



Bill Mundell **D**

CORPORATION COMMISSIONER

About

Bill previously served as a Commissioner between 1999-2009. He was opposed to rate increases and attempts to stop rooftop solar. In 2006, he coauthored the current renewable energy requirement: REST Rules. As a result, Arizona became a leader in solar energy. Bill believes Arizona should be the Solar Capital of the World. He will fight for integrity, fairness, and transparency within the Commission so it will work for regular people and not powerful utilities and their political insiders and lobbyists.



Anna Tovar **D**

CORPORATION COMMISSIONER

About

As a legislator, Anna earned a reputation as a leader who fought for her constituents. Anna is a two-time cancer survivor and recipient of a lifesaving organ transplant. Because of her experience, Anna made it her mission as a state legislator to restore funding for nearly 100 patients on the transplant list and she succeeded. In 2013, she won election to the State Senate and in 2016, Anna was the first woman elected to be Tolleson's Mayor, where she continues delivering results for her hometown. Regardless of her role, the one question Anna always asks herself before making any decision is: will it be good for constituents and the future of our community? It's why she is now running for the Arizona Corporation Commission. She believes that far too often, many of the Corporation Commissioners have forgotten about who they were elected to serve: the people of Arizona. Anna wants to restore transparency and integrity to the Corporation Commission, and she will fight to protect consumers and promote renewable energy so we have a strong and sustainable future.

2020

LEGISLATIVE ENDORSEMENTS, VOTING RECORD & NON-INCUMBENT QUESTIONNAIRE RESPONSES

DISTRICT 1



Karen Fann **R**
INCUMBENT
STATE SENATE

About

Is a senator in District 1. She is the current President of Senate. She serves as Chairman of the Rules Committee. She previously held a real estate license; and as a legislator, she has sponsored real estate legislation for the association.

Voting Record

SB 1085	✔ with	SB 1021	✔ with
SB 1227	✔ with	SB 1096	✔ with
SB 1271	✔ with	HB 2686	✔ with
HB 2371	✔ with	SB 1211	⊖ no vote
HB 2405	✔ with	HB 2059	⊖ no vote
HB 2445	✔ with	HB 2351	⊖ no vote
HB 2569	✔ with		

DISTRICT 2



Rosanna Gabaldón **D**
INCUMBENT
STATE SENATE

About

Is a representative running for state senator in District 2. She serves on the Natural Resources, energy & Water Committee and the Transportation Committee. She believes in creating opportunities and prosperity by supporting and encouraging education and economic development efforts.

Voting Record

SB 1085	✘ against	SB 1021	✘ against
SB 1227	✔ with	SB 1096	✘ against
SB 1271	✔ with	HB 2686	✘ against
HB 2371	✔ with	SB 1211	⊖ no vote
HB 2405	✘ against	HB 2059	⊖ no vote
HB 2445	✔ with	HB 2351	✔ with
HB 2569	✘ against		



Daniel Hernandez **D**
INCUMBENT
STATE REPRESENTATIVE

About

Is a representative in District 2. He serves on the Public Safety Committee and the State & Internal Affairs Committee. He is dedicated to working on innovated solutions for Arizona's economy and helped pass legislation to protect small business from frivolous lawsuits.

Voting Record

SB 1085	✔ with	SB 1021	✔ with
SB 1227	✔ with	SB 1096	✔ with
SB 1271	⊖ no vote	HB 2686	✔ with
HB 2371	✔ with	SB 1211	⊖ no vote
HB 2405	✔ with	HB 2059	⊖ no vote
HB 2445	✔ with	HB 2351	✔ with
HB 2569	✔ with		

District 2 Endorsements Continued on Page 8

DISTRICT 2 – CONTINUED



Andrea Dalessandro D
INCUMBENT
STATE REPRESENTATIVE

About

Is a senator running for state representative in District 2. She serves on the Judiciary Committee and is the Ranking Member of the Natural Resources, Energy & Water Committee. Her focus is on economic developing, the growth of good paying jobs and maintaining a sufficient water supply and clean air.

Voting Record

SB 1085 ✘ against	SB 1021 ✔ with
SB 1227 ✘ against	SB 1096 ✔ with
SB 1271 ✔ with	HB 2686 ✘ against
HB 2371 ✔ with	SB 1211 ⊖ no vote
HB 2405 ✘ against	HB 2059 ⊖ no vote
HB 2445 ✔ with	HB 2351 ⊖ no vote
HB 2569 ✔ with	

DISTRICT 3



Sally Ann Gonzales D
INCUMBENT
STATE SENATE

About

Is a senator in District 3. She serves on the Commerce Committee, Education Committee and Higher Education and Workforce Development Committee. She is board president of a for-profit corporation in real estate development. The company is focused on creating affordable housing for low- to moderate-income individuals.

Voting Record

SB 1085 ✘ against	SB 1021 ✔ with
SB 1227 ✔ with	SB 1096 ✔ with
SB 1271 ✔ with	HB 2686 ✘ against
HB 2371 ✔ with	SB 1211 ⊖ no vote
HB 2405 ✘ against	HB 2059 ⊖ no vote
HB 2445 ✔ with	HB 2351 ✔ with
HB 2569 ✔ with	



Alma Hernandez D
INCUMBENT
STATE REPRESENTATIVE

About

Is a representative in District 3. She serves on the Federal Relation Committee and Health & Human Services Committee. She has a Master's degree in Public Health and is an activist for education, women's rights, criminal justice reform and health care.

Voting Record

SB 1085 ✔ with	SB 1021 ✔ with
SB 1227 ✔ with	SB 1096 ✔ with
SB 1271 ✔ with	HB 2686 ✔ with
HB 2371 ✔ with	SB 1211 ⊖ no vote
HB 2405 ✔ with	HB 2059 ⊖ no vote
HB 2445 ✔ with	HB 2351 ✔ with
HB 2569 ✘ with	

DISTRICT 4



Lisa Otondo D
INCUMBENT
STATE SENATE

About

Is a senator in District 4. She is currently Minority Whip in the Senate. She is a ranking member of the Transportation & Public Safety Committee and serves on the Water & Agriculture Committee and the Appropriations Committee. She is a former teacher and has worked to increase state funding for public schools, increase teacher salaries and reduce class sizes. She is a past REALTOR® member.

Voting Record

SB 1085 ❌ against	SB 1021 ✅ with
SB 1227 ✅ with	SB 1096 ✅ with
SB 1271 ✅ with	HB 2686 ✅ with
HB 2371 ✅ with	SB 1211 ⚪ no vote
HB 2405 ✅ with	HB 2059 ⚪ no vote
HB 2445 ✅ with	HB 2351 ⚪ no vote
HB 2569 ❌ against	



Charlene Fernandez D
INCUMBENT
STATE REPRESENTATIVE

About

Is a representative in District 4. She is currently the Minority Leader in the House. She serves on the Appropriations Committee. She has worked to ensure safe air and water in Southwestern Arizona and to improve the education policy.

Voting Record

SB 1085 ❌ against	SB 1021 ❌ against
SB 1227 ✅ with	SB 1096 ❌ against
SB 1271 ❌ against	HB 2686 ❌ against
HB 2371 ✅ with	SB 1211 ⚪ no vote
HB 2405 ❌ against	HB 2059 ⚪ no vote
HB 2445 ✅ with	HB 2351 ✅ with
HB 2569 ❌ against	



Geraldine Peten D
INCUMBENT
STATE REPRESENTATIVE

About

Is a representative in District 4. She currently serves on the Education Committee, the Land & Agriculture Committee and the State & Internal Affairs Committee. Her focus is on education and quality of life initiative like health care, a clean environment and affordable housing.

Voting Record

SB 1085 ❌ against	SB 1021 ❌ against
SB 1227 ✅ with	SB 1096 ❌ against
SB 1271 ❌ against	HB 2686 ❌ against
HB 2371 ✅ with	SB 1211 ⚪ no vote
HB 2405 ❌ against	HB 2059 ⚪ no vote
HB 2445 ✅ with	HB 2351 ✅ with
HB 2569 ❌ against	

Assessing Non-Incumbent Candidates Questionnaire Responses

Non-incumbent candidates must fill out our candidate questionnaire in order to be considered for an interview and endorsement. Due to space limitations, we have chosen five questions to include in this Voter Guide for your consideration of the candidates.



QUESTION #1

Do you support a shift in corporate property tax rates for for-profit institutions of higher education if it results in an increase to residential property owners tax rates?

QUESTION #2

Would you ever support a Professional Service Tax and how would you accomplish that in light of the passage of Prop. 126 passed in 2018? If so, under what circumstances?

QUESTION #3

Do you believe it is the place of the legislature to dictate attorney fees in construction lawsuits? Yes or No, and why?

QUESTION #4

Do you believe the real estate industry needs more regulation or reduced/elimination of licensure? If so, in what areas and why?

QUESTION #5

In recent years, cities and municipalities have passed regulations that have resulted in the legislature passing preemption laws. Do you believe this is a function of the state legislature or should control remain at the local level?

DISTRICT 5



Sonny Borrelli **R**
INCUMBENT

STATE SENATE

About

Is a senator in District 5. He is Majority Whip in the Senate. He is Vice-Chairman of the Government Committee and also serves on the Education Committee, Judiciary Committee, and Transportation and Public Safety Committee. He is a former small business owner and previously served as Chairman of the house Military Affairs & Public Safety Committee.

Voting Record

SB 1085 ✓ with	SB 1021 ✓ with
SB 1227 ✓ with	SB 1096 ✓ with
SB 1271 ✓ with	HB 2686 ✓ with
HB 2371 ✓ with	SB 1211 ✓ with
HB 2405 ✓ with	HB 2059 ⚪ no vote
HB 2445 ✓ with	HB 2351 ⚪ no vote
HB 2569 ✓ with	



Regina Cobb **R**
INCUMBENT

STATE REPRESENTATIVE

About

Is a representative in District 5. She is currently Chairman of the Appropriations Committee and serves on the Education Committee and Ways & Means Committee. Her focus is on the state's economic and cultural vibrancy.

Voting Record

SB 1085 ✓ with	SB 1021 ✓ with
SB 1227 ✓ with	SB 1096 ✓ with
SB 1271 ✓ with	HB 2686 ✓ with
HB 2371 ✓ with	SB 1211 ⚪ no vote
HB 2405 ✓ with	HB 2059 ⚪ no vote
HB 2445 ✓ with	HB 2351 ✓ with
HB 2569 ✓ with	



Leo Biasiucci **R**
INCUMBENT

STATE REPRESENTATIVE

About

Is a representative in District 5. He is Vice-Chairman of the Transportation Committee and serves on the Commerce Committee, Education Committee and Technology Committee. His focus is on strong conservative leadership.

Voting Record

SB 1085 ✓ with	SB 1021 ✓ with
SB 1227 ✓ with	SB 1096 ✓ with
SB 1271 ✓ with	HB 2686 ✓ with
HB 2371 ✓ with	SB 1211 ⚪ no vote
HB 2405 ✓ with	HB 2059 ⚪ no vote
HB 2445 ✓ with	HB 2351 ✓ with
HB 2569 ✓ with	

DISTRICT 6



Walt Blackman **R**
INCUMBENT

STATE REPRESENTATIVE

About

Is a representative in District 6. He is Vice-Chairman of both the Judiciary Committee and State & Internal Affairs Committee. He also serves on the Government Committee and Regulatory Affairs Committee. He believes in rural development programs that generate jobs and new small business opportunities.

Voting Record

SB 1085 ✓ with	SB 1021 ✓ with
SB 1227 ✓ with	SB 1096 ✓ with
SB 1271 ✓ with	HB 2686 ✓ with
HB 2371 ✓ with	SB 1211 ⚪ no vote
HB 2405 ✓ with	HB 2059 ✖ against
HB 2445 ✓ with	HB 2351 ✓ with
HB 2569 ✓ with	

DISTRICT 7



Jamescita Peshlakai **D**
INCUMBENT
STATE SENATE

About

Is a senator in District 7. She is currently Minority Whip in the Senate. She serves on the Higher Education & Workforce Development Committee, the Natural Resources & Energy Committee and the Transportation and Public Safety Committee. She served in the U.S. army and is an advocate for veterans and Native Americans.

Voting Record

SB 1085 ✓ with	SB 1021 ✓ with
SB 1227 ✓ with	SB 1096 ✓ with
SB 1271 ✓ with	HB 2686 ✗ against
HB 2371 ✓ with	SB 1211 ⚪ no vote
HB 2405 ✓ with	HB 2059 ⚪ no vote
HB 2445 ✓ with	HB 2351 ⚪ no vote
HB 2569 ✗ against	



Arlando Teller **D**
INCUMBENT
STATE REPRESENTATIVE

About

Is a representative in District 7. He serves on the Land & Agriculture Committee and the Transportation Committee. He has a long background in transportation planning and was the first Native-American to graduate from Embry-Riddle Aeronautical University.

Voting Record

SB 1085 ✓ with	SB 1021 ✗ against
SB 1227 ✓ with	SB 1096 ✗ against
SB 1271 ✓ with	HB 2686 ✗ against
HB 2371 ✓ with	SB 1211 ⚪ no vote
HB 2405 ✗ against	HB 2059 ⚪ no vote
HB 2445 ✓ with	HB 2351 ✓ with
HB 2569 ✗ against	



Myron Tsosie **D**
INCUMBENT
STATE REPRESENTATIVE

About

Is a representative in District 7. He serves on the Military & Veterans Committee, the Natural Resources, Energy & Water Committee and State & International Affairs Committee. He also serves on his local Unified School District Board.

Voting Record

SB 1085 ⚪ no vote	SB 1021 ✗ against
SB 1227 ✓ with	SB 1096 ✗ against
SB 1271 ✗ against	HB 2686 ✗ against
HB 2371 ✓ with	SB 1211 ⚪ no vote
HB 2405 ⚪ no vote	HB 2059 ⚪ no vote
HB 2445 ✓ with	HB 2351 ✓ with
HB 2569 ✗ against	

**REMEMBER
TO VOTE
NOVEMBER 3!**
Details on voting on page 3.



DISTRICT 8



T.J. Shope **R**
INCUMBENT
STATE SENATE

About

Is a senator in District 8. He is currently Speaker Pro Tempore in the House. He is Vice-Chairman of the Rules Committee and serves on the Education Committee and Natural Resources, Energy & Water Committee.

Voting Record

SB 1085 ✓ with	SB 1021 ✓ with
SB 1227 ✓ with	SB 1096 ✓ with
SB 1271 ✓ with	HB 2686 ✓ with
HB 2371 ✓ with	SB 1211 ⚪ no vote
HB 2405 ✓ with	HB 2059 ⚪ no vote
HB 2445 ✓ with	HB 2351 ✓ with
HB 2569 ✓ with	



David Cook **R**
INCUMBENT
STATE REPRESENTATIVE

About

Is a representative in District 8. He serves on the Natural Resources, Energy & Water Committee, the Land & Agriculture Committee and the Transportation Committee. He is a retired sergeant and current ranch owner.

Voting Record

SB 1085 ✓ with	SB 1021 ✓ with
SB 1227 ✓ with	SB 1096 ✓ with
SB 1271 ✓ with	HB 2686 ✓ with
HB 2371 ✓ with	SB 1211 ⚪ no vote
HB 2405 ✓ with	HB 2059 ⚪ no vote
HB 2445 ✓ with	HB 2351 ✓ with
HB 2569 ✓ with	



Frank Pratt **R**
INCUMBENT
STATE REPRESENTATIVE

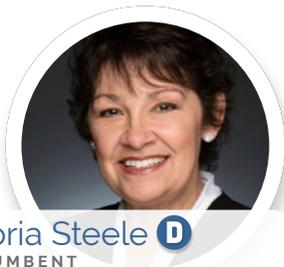
About

Is a senator running for state representative in District 8. He is Chairman of the Natural Resources & Energy Committee. He is Vice-Chairman of both the Transportation & Public Safety Committee and Water & Agriculture Committee. He also serves on the Government Committee and Senate Ethics Committee. He is a small business owner and believes in integrity and stronger leadership.

Voting Record

SB 1085 ✓ with	SB 1021 ✓ with
SB 1227 ✓ with	SB 1096 ✓ with
SB 1271 ✓ with	HB 2686 ✓ with
HB 2371 ✓ with	SB 1211 ✓ with
HB 2405 ✓ with	HB 2059 ⚪ no vote
HB 2445 ✓ with	HB 2351 ⚪ no vote
HB 2569 ✓ with	

DISTRICT 9



Victoria Steele **D**
INCUMBENT
STATE SENATE

About

Is a senator in District 9. She serves on the Government Committee, Health & Human Services Committee, Senate Ethics Committee and Water & Agriculture Committee. She is an advocate for women's equality and believes in bipartisan cooperation to get things done.

Voting Record

SB 1085 ✓ with	SB 1021 ✓ with
SB 1227 ✓ with	SB 1096 ✓ with
SB 1271 ✓ with	HB 2686 ✗ against
HB 2371 ✓ with	SB 1211 ✗ against
HB 2405 ✓ with	HB 2059 ⚪ no vote
HB 2445 ✓ with	HB 2351 ⚪ no vote
HB 2569 ✗ against	

DISTRICT 9 – CONTINUED



Randall Friese **D**
INCUMBENT
STATE REPRESENTATIVE

About

Is a representative in District 9. He is currently the Assistant Minority Leader in the House. He serves on the Appropriations Committee. He is a veteran, trauma surgeon and professor of surgery at the University of Arizona College of Medicine.

Voting Record

SB 1085 ❌ against	SB 1021 ✅ with
SB 1227 ✅ with	SB 1096 ❌ against
SB 1271 ✅ with	HB 2686 ❌ against
HB 2371 ✅ with	SB 1211 ⚪ no vote
HB 2405 ❌ against	HB 2059 ⚪ no vote
HB 2445 ✅ with	HB 2351 ✅ with
HB 2569 ❌ against	



Pamela Powers Hannley **D**
INCUMBENT
STATE REPRESENTATIVE

About

Is a representative in District 9. She serves on the Health & Human Services Committee, Regulatory Affairs Committee, and Ways & Means Committee. She has a long background in public health and was previously managing editor for the American Journal of Medicine.

Voting Record

SB 1085 ❌ against	SB 1021 ✅ with
SB 1227 ✅ with	SB 1096 ❌ against
SB 1271 ❌ against	HB 2686 ❌ against
HB 2371 ✅ with	SB 1211 ⚪ no vote
HB 2405 ❌ against	HB 2059 ⚪ no vote
HB 2445 ✅ with	HB 2351 ✅ with
HB 2569 ❌ against	

DISTRICT 10



Kirsten Engel **D**
INCUMBENT
STATE SENATE

About

Is a senator in District 10. She serves on the Judiciary Committee and Natural Resources, Energy & Water Committee. She is a professor at the University of Arizona College of Law and wants to improve the educational opportunities available in Arizona's public schools.

Voting Record

SB 1085 ❌ against	SB 1021 ✅ with
SB 1227 ✅ with	SB 1096 ❌ against
SB 1271 ❌ against	HB 2686 ❌ against
HB 2371 ✅ with	SB 1211 ⚪ no vote
HB 2405 ✅ with	HB 2059 ⚪ no vote
HB 2445 ✅ with	HB 2351 ✅ with
HB 2569 ❌ against	



Domingo DeGrazia **D**
INCUMBENT
STATE REPRESENTATIVE

About

Is a representative in District 10. He serves on the Government Committee, the Judiciary Committee and Rules Committee. He is an appellate attorney in foster care cases and is dedicated to protecting children and families.

Voting Record

SB 1085 ❌ against	SB 1021 ❌ against
SB 1227 ✅ with	SB 1096 ❌ against
SB 1271 ❌ against	HB 2686 ❌ against
HB 2371 ✅ with	SB 1211 ⚪ no vote
HB 2405 ❌ against	HB 2059 ✅ with
HB 2445 ✅ with	HB 2351 ✅ with
HB 2569 ❌ against	

DISTRICT 11



Vince Leach **R**
INCUMBENT
STATE SENATE

About

Is a senator in District 11. He is Vice-Chairman on the Appropriations Committee and serves on the Finance Committee, Government Committee, Judiciary Committee and Rules Committee. He has 35 years of sales and executive business management experience and is passionate about public service.

Voting Record

SB 1085 ✓ with	SB 1021 ✓ with
SB 1227 ✓ with	SB 1096 ✓ with
SB 1271 ✓ with	HB 2686 ✓ with
HB 2371 ✓ with	SB 1211 ✓ with
HB 2405 ✓ with	HB 2059 ⚪ no vote
HB 2445 ✓ with	HB 2351 ⚪ no vote
HB 2569 ✓ with	



Bret Roberts **R**
INCUMBENT
STATE REPRESENTATIVE

About

Is a representative in District 11. He is Vice-Chairman on the Regulatory Committee and serves on the Appropriations Committee, Commerce Committee and Judiciary Committee. He has a background in financing and law enforcement.

Voting Record

SB 1085 ✓ with	SB 1021 ✓ with
SB 1227 ✓ with	SB 1096 ✓ with
SB 1271 ✓ with	HB 2686 ✓ with
HB 2371 ✓ with	SB 1211 ⚪ no vote
HB 2405 ✓ with	HB 2059 ⚪ no vote
HB 2445 ✓ with	HB 2351 ✓ with
HB 2569 ✓ with	



Mark Finchem **R**
INCUMBENT
STATE REPRESENTATIVE

About

Is a representative in District 11. He is Chairman of the Federal Relations Committee and serves on the Judiciary Committee and Natural Resources, Energy & Water Committee. He was a Public Safety Officer and is now a REALTOR®.

Voting Record

SB 1085 ✓ with	SB 1021 ✓ with
SB 1227 ✓ with	SB 1096 ✓ with
SB 1271 ✓ with	HB 2686 ✓ with
HB 2371 ✓ with	SB 1211 ⚪ no vote
HB 2405 ✓ with	HB 2059 ⚪ no vote
HB 2445 ✓ with	HB 2351 ✓ with
HB 2569 ✓ with	

DISTRICT 12



Warren Petersen **R**
INCUMBENT
STATE SENATE

About

Is a senator in District 12. He is currently Majority Leader in the House. He serves on the Elections Committee, Government Committee and Rules Committee. He is a REALTOR® and owner/broker of a real estate firm. His focus is to limit government, lower taxes, reduce regulation and protect individual rights.

Voting Record

SB 1085 ✓ with	SB 1021 ✓ with
SB 1227 ✓ with	SB 1096 ✓ with
SB 1271 ✓ with	HB 2686 ✓ with
HB 2371 ✓ with	SB 1211 ⚪ no vote
HB 2405 ✓ with	HB 2059 ✓ with
HB 2445 ✓ with	HB 2351 ✓ with
HB 2569 ✓ with	

DISTRICT 12 – CONTINUED



Travis Grantham **R**
INCUMBENT
STATE REPRESENTATIVE

About

Is a representative in District 12. He is Chairman of the Regulatory Affairs Committee and Vice Chairman to both the Commerce Committee and Land & Agriculture Committee. He also serves on the Ways & Means Committee. He currently serves as an Aircraft Commander and Instructor Pilot in the Arizona Air National Guard.

Voting Record

SB 1085 ✓ with	SB 1021 ✓ with
SB 1227 ✓ with	SB 1096 ✓ with
SB 1271 ✓ with	HB 2686 ✓ with
HB 2371 ✓ with	SB 1211 ⚪ no vote
HB 2405 ✓ with	HB 2059 ⚪ no vote
HB 2445 ✓ with	HB 2351 ✓ with
HB 2569 ✓ with	

DISTRICT 13



Sine Kerr **R**
INCUMBENT
STATE SENATE

About

Is a senator for District 13. She is Chairman of both the Senate Ethics Committee and Water & Agriculture Committee. She is Vice-Chair of Natural Resources & Energy Committee and serves on the Appropriations Committee and Transportation Committee. She is passionate about small business, serving veterans and education issues.

Voting Record

SB 1085 ✓ with	SB 1021 ⚪ no vote
SB 1227 ✓ with	SB 1096 ✓ with
SB 1271 ✓ with	HB 2686 ✓ with
HB 2371 ✓ with	SB 1211 ⚪ no vote
HB 2405 ✓ with	HB 2059 ⚪ no vote
HB 2445 ✓ with	HB 2351 ⚪ no vote
HB 2569 ✓ with	



Timothy Dunn **R**
INCUMBENT
STATE REPRESENTATIVE

About

Is a representative in District 13. He is Chairman of the Land & Agriculture Committee and Vice-Chairman of the Natural Resources, Energy & Water Committee. He also serves on the State & International Affairs and Ways & Means Committee. He is an active voice on agriculture issues.

Voting Record

SB 1085 ✓ with	SB 1021 ✓ with
SB 1227 ✓ with	SB 1096 ✓ with
SB 1271 ✓ with	HB 2686 ✓ with
HB 2371 ✓ with	SB 1211 ⚪ no vote
HB 2405 ✓ with	HB 2059 ⚪ no vote
HB 2445 ✓ with	HB 2351 ✓ with
HB 2569 ✓ with	



Joanne Osborne **R**
INCUMBENT
STATE REPRESENTATIVE

About

Is a representative in District 13. She is Vice-Chairman of the Military & Veterans Affairs Committee and serves on the Land & Agriculture Committee and Ways & Means Committee. She believes a pro-business environment, fiscal responsibility, high-quality education system and water security lead to a high quality of life in the desert.

Voting Record

SB 1085 ✓ with	SB 1021 ✓ with
SB 1227 ✓ with	SB 1096 ✓ with
SB 1271 ✓ with	HB 2686 ✓ with
HB 2371 ✓ with	SB 1211 ⚪ no vote
HB 2405 ✓ with	HB 2059 ⚪ no vote
HB 2445 ✓ with	HB 2351 ✓ with
HB 2569 ✓ with	



David Gowan R
INCUMBENT

STATE SENATE

About

Is a senator for District 14. He is Chairman of the Appropriations Committee and serves on the Natural Resources & Energy Committee and Water & Agriculture Committee. He is focused on shrinking Arizona's budget, cutting regulations and creating an environment that encourages job creation.

Voting Record

SB 1085 ✓ with	SB 1021 ✓ with
SB 1227 ✓ with	SB 1096 ✓ with
SB 1271 ✓ with	HB 2686 ✓ with
HB 2371 ✓ with	SB 1211 ⚪ no vote
HB 2405 ✓ with	HB 2059 ⚪ no vote
HB 2445 ✓ with	HB 2351 ⚪ no vote
HB 2569 ✓ with	



Gail Griffin R
INCUMBENT

STATE REPRESENTATIVE

About

Is a representative for District 14. She is Chairman of the Natural Resources, Energy & Water Committee and is Vice-Chairman of the Federal Relations Committee. She is a REALTOR® and has sponsored numerous bills for the association. She believes in a smaller, smarter government, less taxes, personal responsibility, protection of property rights, and in the free enterprise system.

Voting Record

SB 1085 ✓ with	SB 1021 ✓ with
SB 1227 ✓ with	SB 1096 ✓ with
SB 1271 ✓ with	HB 2686 ✓ with
HB 2371 ✓ with	SB 1211 ⚪ no vote
HB 2405 ✓ with	HB 2059 ⚪ no vote
HB 2445 ✓ with	HB 2351 ✓ with
HB 2569 ✓ with	



Becky Nutt R
INCUMBENT

STATE REPRESENTATIVE

About

Is a representative in District 14. She is currently Majority Whip in the House. She serves on the Elections Committee, Health & Human Services Committee, Judiciary Committee, Natural Resources, Energy & Water Committee, Regulatory Affairs Committee and Rules Committee. She is an advocate for small businesses and dedicated to community involvement.

Voting Record

SB 1085 ✓ with	SB 1021 ✓ with
SB 1227 ✓ with	SB 1096 ✓ with
SB 1271 ✓ with	HB 2686 ✓ with
HB 2371 ✓ with	SB 1211 ⚪ no vote
HB 2405 ✓ with	HB 2059 ⚪ no vote
HB 2445 ✓ with	HB 2351 ✓ with
HB 2569 ✓ with	



Nancy Barto **R**
INCUMBENT
STATE SENATE

About

Is a representative in District 15. She is Chairman on the Health and Human Services Committee, Vice Chairman on the Judiciary Committee and serves on the Federalism, Mandates and Fiscal Responsibility Committee. She has sponsored health care reforms aimed at increasing affordable health insurance options and protecting patient's fundamental privacy rights.

SB 1085 ✓ with	SB 1021 ✓ with
SB 1227 ✓ with	SB 1096 ✓ with
SB 1271 ✓ with	HB 2686 ✓ with
HB 2371 ✓ with	SB 1211 ⚪ no vote
HB 2405 ✓ with	HB 2059 ⚪ no vote
HB 2445 ✓ with	HB 2351 ✓ with
HB 2569 ✓ with	



Justin Wilmeth **R**
STATE REPRESENTATIVE

About

Is a candidate running in District 15. He previously served at the Arizona House of Representatives as a policy advisor for the Republican caucus. He believes in a state that is friendly to business, commerce, and your individual liberties.

Candidate Questionnaire Answers
(8 Questions Listed on Page 8)

1. To say this out front, I'm for tax cuts wherever prudent and logical. It would be tough for me to want to see the tax burden shifted to residential property tax owners. Homes are typically the biggest investment and ownership a person makes over the course of their lives. We cannot make that burdensome to do.
2. No, I would not. My philosophical belief is that raising taxes is never the answer and I would hold firm on that however I could.
3. I've always favored an overall "loser pays" answer when it comes to lawsuits, so forcing homeowners/purchasers to bear the brunt of lawsuit costs in its entirety seems absolutely crazy to me.
4. I'll just say this plainly and honestly - more regulation is never the answer. After the bare minimum of regulation necessary to ensure a solid operational environment, I would want to look at abolishing unnecessary regulation.
5. I believe in State's Rights. I also believe municipalities have freedom to run their towns and cities as they wish - to a point. Once a city decides to take things too far and impact a policy topic that would confuse or ruin the uniformity of doing business in Arizona, I'm all about asserting the preemption laws.

District 15 Endorsements Continued on Page 18

Fundraising
GOAL for 2020
\$1,088,359
MAKING YOUR DOLLAR COUNT
RAPAC
REALTORS® OF ARIZONA
POLITICAL ACTION COMMITTEE

YEAR TO DATE TOTAL **\$699,918.70**
AS OF AUGUST 31, 2020

DISTRICT 15 – CONTINUED



Steve Kaiser **R**

STATE REPRESENTATIVE

About

Is a candidate running in District 15. He is a small business owner and previously held a real estate license. His goals for District 15 are Growth & Prosperity, Safety & Security, and Thriving Families.

Candidate Questionnaire Answers

(8 Questions Listed on Page 8)

1. I believe it is an assumption that when you lower one tax you must raise another. I would support fighting to keep personal property taxes low because it fits with one of my main tenets for running, that of keeping Arizona an affordable place to live.
2. It would be very difficult to overturn the will of the voters on Prop 126, and I don't like the idea of adding another tax. I think it would be detrimental to our growth and keeping Arizona affordable.
3. I would want to meet with both sides on this issue to learn more before deciding.
4. I had my real estate license for a couple years and it is a very complex transaction that is happening between a buyer and seller and I would want to maintain licensure for real estate agents. It's too important of a purchase and there are so many nuances that the average buyer needs to have someone who is proven to be educated on the process.
5. In many policy issues it is important to have clear expectations across the state. The banning of smoking in some cities but not others years ago is a great example. Tempe bans smoking but five minutes down the road, Scottsdale allows it. So, Tempe restaurants lose business. When the whole state goes non-smoking no businesses are impacted in a negative way. States are sovereign and cities are not.

DISTRICT 16



Kelly Townsend **R**
INCUMBENT

STATE SENATE

About

Is a senator in District 16. She is Chairman of the Elections Committee and serves on the Education Committee and Federal Relations Committee. She has deep interest in other cultures and fierce defender of the Constitution.

Voting Record

SB 1085 ✓ with	SB 1021 ✓ with
SB 1227 ✓ with	SB 1096 ✓ with
SB 1271 ✓ with	HB 2686 ✓ with
HB 2371 ✓ with	SB 1211 ⚪ no vote
HB 2405 ✓ with	HB 2059 ⚪ no vote
HB 2445 ✓ with	HB 2351 ✓ with
HB 2569 ✓ with	



John Fillmore **R**
INCUMBENT

STATE REPRESENTATIVE

About

Is a representative in District 16. He is Vice-Chairman of the Education Committee and serves on the Appropriations Committee and Elections Committee. He believes a smaller government, strong education opportunities, and empowering teachers.

Voting Record

SB 1085 ✓ with	SB 1021 ✓ with
SB 1227 ✓ with	SB 1096 ✓ with
SB 1271 ✓ with	HB 2686 ✓ with
HB 2371 ✓ with	SB 1211 ⚪ no vote
HB 2405 ✓ with	HB 2059 ⚪ no vote
HB 2445 ✓ with	HB 2351 ✓ with
HB 2569 ✓ with	

DISTRICT 17



J.D. Mesnard **R**
INCUMBENT
STATE SENATE

About

Is a senator in District 17. He is Chairman of the Finance Committee and Vice-Chairman of the Higher Education & Workforce Development Committee. He also serves on the Commerce Committee. He is a small business owner and seeks to be an active participant at all levels of the community.

Voting Record

SB 1085 ✓ with	SB 1021 ✓ with
SB 1227 ✓ with	SB 1096 ✓ with
SB 1271 ✓ with	HB 2686 ✓ with
HB 2371 ✓ with	SB 1211 ⚪ no vote
HB 2405 ✓ with	HB 2059 ⚪ no vote
HB 2445 ✓ with	HB 2351 ✓ with
HB 2569 ❌ with	



Jeff Weninger **R**
INCUMBENT
STATE REPRESENTATIVE

About

Is a representative in District 17. He serves as the Chairman of the Commerce Committee and Vice-Chairman of the Technology Committee. He is committed to being a leader for small businesses, education dollars in the classrooms, and to ensure the safety and protection of every citizen in Arizona.

Voting Record

SB 1085 ✓ with	SB 1021 ✓ with
SB 1227 ✓ with	SB 1096 ✓ with
SB 1271 ✓ with	HB 2686 ✓ with
HB 2371 ✓ with	SB 1211 ⚪ no vote
HB 2405 ✓ with	HB 2059 ⚪ no vote
HB 2445 ✓ with	HB 2351 ✓ with
HB 2569 ❌ with	



Jennifer Pawlik **D**
INCUMBENT
STATE REPRESENTATIVE

About

Is a representative in District 17. She serves on the Education Committee and Judiciary Committee. Her priorities are education, healthcare, and the creation of jobs.

Voting Record

SB 1085 ✓ with	SB 1021 ✓ with
SB 1227 ✓ with	SB 1096 ✓ with
SB 1271 ✓ with	HB 2686 ✓ with
HB 2371 ✓ with	SB 1211 ⚪ no vote
HB 2405 ✓ with	HB 2059 ⚪ no vote
HB 2445 ✓ with	HB 2351 ✓ with
HB 2569 ❌ against	

DISTRICT 18



Sean Bowie **D**
INCUMBENT
STATE SENATE

About

Is the senator in District 18. He serves on the Finance Committee, Commerce Committee and Appropriations Committee. He is focused on restoring education investment to our K-12 schools and higher educational institutions.

Voting Record

SB 1085 ✓ with	SB 1021 ✓ with
SB 1227 ✓ with	SB 1096 ✓ with
SB 1271 ✓ with	HB 2686 ✓ with
HB 2371 ⚪ no vote	SB 1211 ⚪ no vote
HB 2405 ✓ with	HB 2059 ⚪ no vote
HB 2445 ✓ with	HB 2351 ✓ with
HB 2569 ❌ with	

DISTRICT 18 – CONTINUED



Mitzi Epstein **D**
INCUMBENT

STATE REPRESENTATIVE

About

Is a representative in District 18. She serves on the Commerce Committee and Ways & Means Committee. She is passionate about, and advocates for, high quality public education.

Voting Record

SB 1085 ❌ against	SB 1021 ✅ with
SB 1227 ✅ with	SB 1096 ❌ against
SB 1271 ✅ with	HB 2686 ✅ with
HB 2371 ✅ with	SB 1211 ⚪ no vote
HB 2405 ❌ against	HB 2059 ⚪ no vote
HB 2445 ✅ with	HB 2351 ✅ with
HB 2569 ❌ against	



Jennifer Jermaine **D**
INCUMBENT

STATE REPRESENTATIVE

About

Is a representative in District 18. She serves on the Elections Committee, Government Committee and Military & Veteran Committee. Her priorities are healthcare and education.

Voting Record

SB 1085 ❌ against	SB 1021 ✅ with
SB 1227 ⚪ no vote	SB 1096 ✅ with
SB 1271 ✅ with	HB 2686 ⚪ no vote
HB 2371 ✅ with	SB 1211 ⚪ no vote
HB 2405 ✅ with	HB 2059 ❌ against
HB 2445 ✅ with	HB 2351 ✅ with
HB 2569 ❌ against	

DISTRICT 19



Guadalupe "Lupe" Contreras **D**
INCUMBENT

STATE SENATE

About

Is the senator in District 19. He is the Assistant Minority Leader in the Senate. He serves on the Finance Committee, Judiciary Committee and Transportation & Public Safety Committee. He also works at a local law office.

Voting Record

SB 1085 ❌ against	SB 1021 ✅ with
SB 1227 ✅ with	SB 1096 ✅ with
SB 1271 ✅ with	HB 2686 ❌ against
HB 2371 ✅ with	SB 1211 ⚪ no vote
HB 2405 ✅ with	HB 2059 ⚪ no vote
HB 2445 ✅ with	HB 2351 ⚪ no vote
HB 2569 ❌ against	



Diego Espinoza **D**
INCUMBENT

STATE REPRESENTATIVE

About

Is a representative in District 19. He serves on the Appropriations Committee, Government Committee and Rules Committee. He is a small business owner and believes in giving back to the community.

Voting Record

SB 1085 ✅ with	SB 1021 ✅ with
SB 1227 ✅ with	SB 1096 ❌ against
SB 1271 ✅ with	HB 2686 ❌ against
HB 2371 ✅ with	SB 1211 ⚪ no vote
HB 2405 ❌ against	HB 2059 ❌ against
HB 2445 ✅ with	HB 2351 ✅ with
HB 2569 ❌ against	

District 19 Endorsements Continued on Page 22

DISTRICT 19 – CONTINUED



Lorenzo Sierra **D**
INCUMBENT

STATE REPRESENTATIVE

About

Is a representative in District 19. He serves on the Government Committee and Ways & Means Committee. He is fighting for a diverse, educated, economically robust, and vibrant community.

Voting Record

SB 1085 ❌ against	SB 1021 ✅ with
SB 1227 ✅ with	SB 1096 ✅ with
SB 1271 ✅ with	HB 2686 ❌ against
HB 2371 ✅ with	SB 1211 ⚪ no vote
HB 2405 ❌ against	HB 2059 ⚪ no vote
HB 2445 ✅ with	HB 2351 ✅ with
HB 2569 ❌ against	

DISTRICT 20



Paul Boyer **R**
INCUMBENT

STATE SENATE

About

Is a senator in District 20. He serves as Vice-Chairman for the Education Committee and also serves on the Finance Committee and Higher Education & Workforce Development Committee. He is an educator and believes in school choice.

Voting Record

SB 1085 ✅ with	SB 1021 ✅ with
SB 1227 ✅ with	SB 1096 ✅ with
SB 1271 ✅ with	HB 2686 ✅ with
HB 2371 ✅ with	SB 1211 ⚪ no vote
HB 2405 ✅ with	HB 2059 ⚪ no vote
HB 2445 ✅ with	HB 2351 ⚪ no vote
HB 2569 ❌ with	



Shawna Bolick **R**
INCUMBENT

STATE REPRESENTATIVE

About

Is a representative in District 20. She is Vice-Chairman of the Ways & Means Committee and serves on the Elections Committee and Federal Relations Committee. She is an advocate for education and a limited, balanced budget, government.

Voting Record

SB 1085 ✅ with	SB 1021 ✅ with
SB 1227 ✅ with	SB 1096 ✅ with
SB 1271 ✅ with	HB 2686 ✅ with
HB 2371 ✅ with	SB 1211 ⚪ no vote
HB 2405 ✅ with	HB 2059 ⚪ no vote
HB 2445 ✅ with	HB 2351 ✅ with
HB 2569 ❌ with	



Anthony Kern **R**
INCUMBENT

STATE REPRESENTATIVE

About

Is a representative in District 20. He is Chairman of the Rules Committee and Vice-Chairman of the Public Safety Committee. He also serves on the Appropriations Committee and Commerce Committee. He is passionate about job creation, limiting the size of government and tax reduction.

Voting Record

SB 1085 ✅ with	SB 1021 ✅ with
SB 1227 ✅ with	SB 1096 ✅ with
SB 1271 ✅ with	HB 2686 ✅ with
HB 2371 ✅ with	SB 1211 ⚪ no vote
HB 2405 ✅ with	HB 2059 ⚪ no vote
HB 2445 ✅ with	HB 2351 ✅ with
HB 2569 ❌ with	

DISTRICT 21



Rick Gray **R**
INCUMBENT

STATE SENATE

About

Is a senator in District 21. He is currently Majority Leader in the Senate. He is Vice-Chairman of both the Judiciary Committee and Rules Committee. He also serves on the Education and Health & Human Services Committee. He is a business owner and licensed real estate agent.

Voting Record

SB 1085 ✓ with	SB 1021 ✓ with
SB 1227 ✓ with	SB 1096 ✓ with
SB 1271 ✓ with	HB 2686 ✓ with
HB 2371 ✓ with	SB 1211 ⚪ no vote
HB 2405 ✓ with	HB 2059 ⚪ no vote
HB 2445 ✓ with	HB 2351 ⚪ no vote
HB 2569 ✓ with	



Kevin Payne **R**
INCUMBENT

STATE REPRESENTATIVE

About

Is a representative in District 21. He serves Chairman of the Public Safety Committee and Vice-Chairman of the Government Committee. His top priority is public safety and he is an advocate for balanced budgets, strong schools, and low taxes.

Voting Record

SB 1085 ✓ with	SB 1021 ✓ with
SB 1227 ✓ with	SB 1096 ✓ with
SB 1271 ✓ with	HB 2686 ✓ with
HB 2371 ✓ with	SB 1211 ⚪ no vote
HB 2405 ✓ with	HB 2059 ✗ against
HB 2445 ✓ with	HB 2351 ✓ with
HB 2569 ✓ with	

DISTRICT 22



David Livingston **R**
INCUMBENT

STATE SENATE

About

Is a senator in District 22. He is Chairman of the Transportation & Public Safety Committee and Vice-Chairman of the Finance Committee. He also serves on the Appropriations Committee and the Commerce Committee. He is a small business owner and previously held an Arizona real estate license.

Voting Record

SB 1085 ✓ with	SB 1021 ✓ with
SB 1227 ✓ with	SB 1096 ✓ with
SB 1271 ✓ with	HB 2686 ✓ with
HB 2371 ✓ with	SB 1211 ⚪ no vote
HB 2405 ✓ with	HB 2059 ⚪ no vote
HB 2445 ✓ with	HB 2351 ✓ with
HB 2569 ✓ with	



Frank Carroll **R**
INCUMBENT

STATE REPRESENTATIVE

About

Is a representative in District 22. He is Vice-Chairman of the Elections Committee and serves on the Education Committee, State & Internal Affairs Committee and Technology Committee. He is committed to upholding the Constitution and having a balanced budget.

Voting Record

SB 1085 ✓ with	SB 1021 ✓ with
SB 1227 ✓ with	SB 1096 ✓ with
SB 1271 ✓ with	HB 2686 ✓ with
HB 2371 ✓ with	SB 1211 ⚪ no vote
HB 2405 ✓ with	HB 2059 ⚪ no vote
HB 2445 ✓ with	HB 2351 ✓ with
HB 2569 ✓ with	



Ben Toma R
 INCUMBENT
 STATE REPRESENTATIVE

About

Is a representative in District 22. He is Chairman of the Ways & Means Committee and serves on the Appropriations Committee, Commerce Committee and Regulatory Affairs Committee. He is a REALTOR® and his vision for Arizona is to improve the quality of life for all Arizonans and keep taxes and utility rates low.

Voting Record

SB 1085 ✓ with	SB 1021 ✓ with
SB 1227 ✓ with	SB 1096 ✓ with
SB 1271 ✓ with	HB 2686 ✓ with
HB 2371 ✓ with	SB 1211 ⚪ no vote
HB 2405 ✓ with	HB 2059 ⚪ no vote
HB 2445 ✓ with	HB 2351 ✓ with
HB 2569 ✓ with	



Michelle Ugenti-Rita R
 INCUMBENT
 STATE SENATE

About

Is a senator in District 23. She is Chairman of the Commerce Committee and serves on the Appropriations Committee and Finance Committee. Her background includes experience in commercial real estate and she is an advocate for job growth and economic prosperity.

Voting Record

SB 1085 ✓ with	SB 1021 ✓ with
SB 1227 ✓ with	SB 1096 ✓ with
SB 1271 ✓ with	HB 2686 ✓ with
HB 2371 ✓ with	SB 1211 ⚪ no vote
HB 2405 ✓ with	HB 2059 ⚪ no vote
HB 2445 ✓ with	HB 2351 ✓ with
HB 2569 ✓ with	



John Kavanagh R
 INCUMBENT
 STATE REPRESENTATIVE

About

Is a representative in District 23. He is Chairman of the Government Committee and Vice-Chairman of the Appropriations Committee. He also serves on the Public Safety Committee. He is a retired Port Authority Police Officer.

Voting Record

SB 1085 ✓ with	SB 1021 ✓ with
SB 1227 ✓ with	SB 1096 ✓ with
SB 1271 ✓ with	HB 2686 ✓ with
HB 2371 ✓ with	SB 1211 ⚪ no vote
HB 2405 ✓ with	HB 2059 ✓ with
HB 2445 ✓ with	HB 2351 ✓ with
HB 2569 ✓ with	



Joseph Chaplik R
 STATE REPRESENTATIVE

About

Is a candidate running in District 23. He is co-founder and designated broker of a commercial and multifamily brokerage firm with offices in Arizona, Oregon, and Washington. He's active in his local community and fought to defend the Gateway Preserve from development.

Candidate Questionnaire Answers

(? Questions Listed on Page 8)

1. I would not support a shifting of the tax base from corporate owners to residential owners. I would look to explore other ways to bring these taxes down to be more in line with our regional states.
2. No.
3. NO. This is not the responsibility of the legislature
4. I would like to see more reciprocity between states for the national test portions. With experience you should only have to take the state portion for each state due to the ongoing education requirement for renewals.
5. While I do believe in local control because the cities derive their power from laws passed at the state level, unlike our federal system. I do think if there is a law in the best interest of all Arizonans and if there is a need for consistency across all towns/cities, I would support preemption laws.



Lela Alston
 INCUMBENT
 STATE SENATE

About

Is a senator in District 24. She serves on the Appropriations Committee, Finance Committee, and Government Committee. She is an advocate of public education, children and families, and the homeless community.

Voting Record

SB 1085 against	SB 1021 with
SB 1227 with	SB 1096 with
SB 1271 with	HB 2686 against
HB 2371 with	SB 1211 against
HB 2405 against	HB 2059 no vote
HB 2445 with	HB 2351 no vote
HB 2569 against	



Jennifer Longdon
 INCUMBENT
 STATE REPRESENTATIVE

About

Is a representative in District 24. She serves on the Natural Resources, Energy & Water Committee and Public Safety Committee. She is an advocate for people with disabilities and increasing opportunities and access for other marginalized groups.

Voting Record

SB 1085 against	SB 1021 with
SB 1227 with	SB 1096 with
SB 1271 with	HB 2686 against
HB 2371 with	SB 1211 no vote
HB 2405 against	HB 2059 no vote
HB 2445 with	HB 2351 with
HB 2569 against	



Amish Shah
 INCUMBENT
 STATE REPRESENTATIVE

About

Is a representative in District 24. He serves on the Health & Human Services Committee and the Regulatory Affairs Committee. He is an MD and is dedicated to healthcare and education.

Voting Record

SB 1085 against	SB 1021 with
SB 1227 with	SB 1096 with
SB 1271 with	HB 2686 against
HB 2371 with	SB 1211 no vote
HB 2405 against	HB 2059 no vote
HB 2445 with	HB 2351 with
HB 2569 against	

**REMEMBER
TO VOTE
NOVEMBER 3!**
Details on voting on page 3.



DISTRICT 25



Tyler Pace **R**
INCUMBENT

STATE SENATE

About

Is a senator in District 25. He is Vice-Chairman of the Commerce Committee and serves on the Education Committee and Health & Human Services Committee. He is focused on improving educational opportunities, economic growth and job creation.

Voting Record

SB 1085 ✓ with	SB 1021 ✓ with
SB 1227 ✓ with	SB 1096 ✓ with
SB 1271 ✓ with	HB 2686 ✓ with
HB 2371 ✓ with	SB 1211 ⚪ no vote
HB 2405 ✓ with	HB 2059 ⚪ no vote
HB 2445 ✓ with	HB 2351 ✓ with
HB 2569 ✓ with	



Rusty Bowers **R**
INCUMBENT

STATE REPRESENTATIVE

About

Is a representative in District 25. He is currently the Speaker of the House. He serves on the Rules Committee. His top priorities are economic growth, education and public safety.

Voting Record

SB 1085 ✓ with	SB 1021 ✓ with
SB 1227 ✓ with	SB 1096 ✓ with
SB 1271 ✓ with	HB 2686 ✓ with
HB 2371 ✓ with	SB 1211 ⚪ no vote
HB 2405 ✓ with	HB 2059 ⚪ no vote
HB 2445 ✓ with	HB 2351 ✓ with
HB 2569 ✓ with	



Michelle Udall **R**
INCUMBENT

STATE REPRESENTATIVE

About

Is a representative in District 25. She is Chairman of the Education Committee and serves on the Appropriations Committee and Natural Resources, Energy & Water Committee. She is a supporter of school choice.

Voting Record

SB 1085 ✓ with	SB 1021 ✓ with
SB 1227 ✓ with	SB 1096 ✓ with
SB 1271 ✓ with	HB 2686 ✓ with
HB 2371 ✓ with	SB 1211 ⚪ no vote
HB 2405 ✓ with	HB 2059 ⚪ no vote
HB 2445 ✓ with	HB 2351 ✓ with
HB 2569 ✓ with	

DISTRICT 26 – NO ENDORSEMENTS

DISTRICT 27



Rebecca Rios **D**
INCUMBENT

STATE SENATE

About

Is a senator in District 27. She serves on the Health and Human Services Committee, Rules Committee and Senate Ethics Committee. She has 25 years' experience in the Behavioral Health and non-profit fields in Arizona.

Voting Record

SB 1085 ✓ with	SB 1021 ✓ with
SB 1227 ✓ with	SB 1096 ✓ with
SB 1271 ✓ with	HB 2686 ⚪ no vote
HB 2371 ✓ with	SB 1211 ⚪ no vote
HB 2405 ✖ against	HB 2059 ⚪ no vote
HB 2445 ✓ with	HB 2351 ⚪ no vote
HB 2569 ✖ against	

DISTRICT 27 – CONTINUED



Reginald Bolding **D**
INCUMBENT

STATE REPRESENTATIVE

About

Is a representative in District 27. He is currently the Minority Whip in the House. He serves on the Education Committee, Federal Relations Committee, and Rules Committee. He is focused on giving back to the community including running a non-profit that connects low-income students to internships and workforce development training.

Voting Record

SB 1085 ❌ against	SB 1021 ✅ with
SB 1227 ✅ with	SB 1096 ✅ with
SB 1271 ✅ with	HB 2686 ❌ against
HB 2371 ✅ with	SB 1211 ➡ no vote
HB 2405 ❌ against	HB 2059 ➡ no vote
HB 2445 ✅ with	HB 2351 ✅ with
HB 2569 ❌ against	



Diego Rodriguez **D**
INCUMBENT

STATE REPRESENTATIVE

About

Is a representative in District 27. He serves on the Elections Committee and Judiciary Committee. He is a supporter of public education, livable wages, and criminal justice reform.

Voting Record

SB 1085 ❌ against	SB 1021 ❌ against
SB 1227 ✅ with	SB 1096 ❌ against
SB 1271 ❌ against	HB 2686 ❌ against
HB 2371 ✅ with	SB 1211 ➡ no vote
HB 2405 ❌ against	HB 2059 ➡ no vote
HB 2445 ✅ with	HB 2351 ✅ with
HB 2569 ❌ against	

DISTRICT 28



Kate Brophy McGee **R**
INCUMBENT

STATE SENATE

About

Is a senator in District 28. She is Chairman of the Health & Human Services Committee and serves on the Education Committee, Higher Education & Workforce Development Committee and Senate Ethics Committee. She has supported legislation for school, Medicaid and KidsCare funding.

Voting Record

SB 1085 ✅ with	SB 1021 ✅ with
SB 1227 ✅ with	SB 1096 ✅ with
SB 1271 ✅ with	HB 2686 ✅ with
HB 2371 ✅ with	SB 1211 ➡ no vote
HB 2405 ✅ with	HB 2059 ➡ no vote
HB 2445 ✅ with	HB 2351 ➡ no vote
HB 2569 ✅ with	



Kelli Butler **D**
INCUMBENT

STATE REPRESENTATIVE

About

Is a representative for District 28. She serves on the Commerce Committee, Health & Human Services Committee and Technology Committee. She is an advocate for education, healthcare, and protecting people's rights.

Voting Record

SB 1085 ❌ against	SB 1021 ✅ with
SB 1227 ✅ with	SB 1096 ✅ with
SB 1271 ✅ with	HB 2686 ❌ against
HB 2371 ✅ with	SB 1211 ➡ no vote
HB 2405 ✅ with	HB 2059 ➡ no vote
HB 2445 ✅ with	HB 2351 ✅ with
HB 2569 ❌ against	

District 28 Endorsements Continued on Page 27

DISTRICT 28 – CONTINUED



Aaron Lieberman **D**
INCUMBENT
STATE REPRESENTATIVE

About

Is a representative in District 28. He serves on the Appropriations Committee and Education Committee. He founded a company focused on closing the achievement gap for Head Start children and families.

Voting Record

SB 1085 ❌ against	SB 1021 ✅ with
SB 1227 ✅ with	SB 1096 ✅ with
SB 1271 ✅ with	HB 2686 ❌ against
HB 2371 ✅ with	SB 1211 ⚪ no vote
HB 2405 ✅ with	HB 2059 ⚪ no vote
HB 2445 ✅ with	HB 2351 ✅ with
HB 2569 ✅ with	

DISTRICT 29



Martin Quezada **D**
INCUMBENT
STATE SENATE

About

Is the senator in District 29. He serves on the Education Committee, Finance Committee, Judiciary Committee and Rules Committee. He is an attorney and small business owner.

Voting Record

SB 1085 ✅ with	SB 1021 ✅ with
SB 1227 ❌ against	SB 1096 ✅ with
SB 1271 ✅ with	HB 2686 ❌ against
HB 2371 ✅ with	SB 1211 ⚪ no vote
HB 2405 ❌ against	HB 2059 ⚪ no vote
HB 2445 ✅ with	HB 2351 ⚪ no vote
HB 2569 ❌ against	



Richard Andrade **D**
INCUMBENT
STATE REPRESENTATIVE

About

Is a representative in District 29. He serves on the Military & Veterans Affairs Committee, Natural Resources, Energy & Water Committee, Public Safety Committee, and Transportation Committee. He believes in protecting working families, worker rights and a strong education system.

Voting Record

SB 1085 ❌ against	SB 1021 ❌ against
SB 1227 ✅ with	SB 1096 ❌ against
SB 1271 ❌ against	HB 2686 ❌ against
HB 2371 ✅ with	SB 1211 ⚪ no vote
HB 2405 ❌ against	HB 2059 ⚪ no vote
HB 2445 ✅ with	HB 2351 ✅ with
HB 2569 ❌ against	



Cesar Chavez **D**
INCUMBENT
STATE REPRESENTATIVE

About

Is a representative in District 29. He serves on the Commerce Committee, Land & Agriculture Committee and Technology Committee. He champions issues such as education, healthcare, and economic development.

Voting Record

SB 1085 ✅ with	SB 1021 ✅ with
SB 1227 ✅ with	SB 1096 ✅ with
SB 1271 ✅ with	HB 2686 ✅ with
HB 2371 ✅ with	SB 1211 ⚪ no vote
HB 2405 ❌ against	HB 2059 ⚪ no vote
HB 2445 ✅ with	HB 2351 ✅ with
HB 2569 ✅ with	



Tony Navarrete
 INCUMBENT
 STATE SENATE

About

Is a senator in District 30. He serves on the Commerce Committee, Health & Human Services Committee, and Higher Education & Workforce Development Committee. He is champion for education, job development, and criminal justice reform.

Voting Record

SB 1085	✔ with	SB 1021	✔ with
SB 1227	✔ with	SB 1096	✔ with
SB 1271	✔ with	HB 2686	✘ against
HB 2371	✔ with	SB 1211	⊖ no vote
HB 2405	⊖ no vote	HB 2059	⊖ no vote
HB 2445	✔ with	HB 2351	✔ with
HB 2569	✔ with		



Robert Meza
 INCUMBENT
 STATE REPRESENTATIVE

About

Is the representative in District 30. He serves on the Commerce Committee, Federal Relations Committee, and Technology Committee. He works at a non-profit organization that supports Arizona's Latino community.

Voting Record

SB 1085	✔ with	SB 1021	✔ with
SB 1227	✔ with	SB 1096	✔ with
SB 1271	✔ with	HB 2686	✔ with
HB 2371	✔ with	SB 1211	⊖ no vote
HB 2405	✘ against	HB 2059	⊖ no vote
HB 2445	✔ with	HB 2351	✔ with
HB 2569	✔ with		



Raquel Terán
 INCUMBENT
 STATE REPRESENTATIVE

About

Is a representative in District 30. She serves on the Education Committee, Elections Committee, Regulatory Affairs Committee, and Transportation Committee. She is an advocate for civil, labor, immigrant, and women's reproductive rights.

Voting Record

SB 1085	✘ against	SB 1021	✘ against
SB 1227	✔ with	SB 1096	✘ against
SB 1271	✘ against	HB 2686	✘ against
HB 2371	✔ with	SB 1211	⊖ no vote
HB 2405	✘ against	HB 2059	⊖ no vote
HB 2445	✔ with	HB 2351	✔ with
HB 2569	✘ against		

Homeowners Save with RAPAC

When a for-profit institution of higher education pursued legislation that would reduce their tax liability at the cost of raising homeowners' property taxes, RAPAC was there! The legislation would have shifted the institution's real and personal property tax to Class 6 (assessed at 5%) from Class 1 (assessed at 18.5%). Homeowners are in Class 3 (assessed at 10%). The result, if passed, would shift the tax burden onto the backs of homeowners in the form of increased property taxes. Arizona REALTORS® successfully fought on behalf of homeowners and defeated this legislation.

A win for RAPAC is a win for Homeowners!



WHAT HAS RAPAC DONE FOR YOU LATELY?

SB1021 [Department of Revenue, Electronic Signatures]

REALTORS® BILL **SIGNED BY THE GOVERNOR**

What This Victory Means for You...

An "electronic signature" is permitted to be used to sign a document that is submitted to the Department of Revenue, and has the same force and effect as a written signature.

SB1096 [Property Management Records; Residential Records (Pace)]

REALTORS® led sweeping amendments to benefit property owners and managers by reducing tenant records retainment requirements. **SIGNED BY THE GOVERNOR**

What This Victory Means for You...

Property management firms now have flexibility in regards to required residential rental agreement "related documents" (defined). Now, property managers may keep related documents for one year from expiration of the rental agreement or until the rental agreement and related documents are given to the owner at the termination of any property management agreement; these documents include: copies of rental applications with tenant-identifying information, move-in forms, and default notices. Also, records can be stored at an "off-site storage location" (defined) with prior written notification to the Department of Real Estate.

HB2686 [Building Permits; Utilities; Restrictions; Prohibitions]

The Arizona REALTORS® joined pro-business advocates from across the state to deliver long-term protections for private property rights and utility option.

SIGNED BY THE GOVERNOR

What This Victory Means for You...

Sets statewide preemption to prohibit a city, town or county from denying a building permit based on the project's utility provider or from imposing a fine or requirement that restricts an authorized utility provider's service or operation. Additionally, requires municipal and county regulations to preserve use of the services of an authorized utility provider and declares the regulation of building permits and the choice of utility providers a matter of statewide concern that is not subject to further regulation.

Efforts specific to the COVID-19 Pandemic and Executive Orders

Since the beginning of the COVID-19 pandemic, the Arizona REALTORS® fought tirelessly against abusive and over-reaching executive orders to protect REALTORS® ability to do business, preserve private property rights and get assistance to those in need.

What This Victory Means for You...

- "Essential Service" designation for Real Estate professions, including consumer lenders, title and appraisal offices.
- Continuity of work solutions to allow for remote and streamed CE solutions.
- Leading the early implementation and authorized use of Remote Online Notary (RON).
- A voice at the table fighting for the rights of property owners and landlords.
- Fighting to properly fund tenant assistance programs to help those in need.
- Fought to establish and fund the \$5M Rental Property Owner Preservation Fund (RPOPF) to assist property owners in need.



VOTE NO ON PROP 208



From school board candidates to bond measures, REALTORS® have a strong history of supporting Arizona's education system – but PROP 208 fails to do that in any stable or sufficient way. The Arizona REALTORS® has long advocated for building a strong economic environment for all Arizonans - Prop 208 is bad policy with bad timing. Prop 208 seeks to implement poorly written tax increases that threaten Arizona's competitiveness and our ability to attract and retain jobs at time when growth is key to our recovery.

Vote NO on Prop 208.



WHEN BUYING OR SELLING A HOME—READ THIS CONTRACT

RESIDENTIAL RESALE REAL ESTATE PURCHASE CONTRACT

Page 1 of 10
Document updated February 2020

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 government-issued. No representations are made as to the legal validity, attorney or other effects of any provision, including the consequences thereof, if you share legal, tax or other professional advice, please consult your attorney, tax advisor or professional consultant.

1. PROPERTY

1a. **1. BUYER:** BUYER'S NAME(S) _____

2. SELLER: SELLER'S NAME(S) _____ or as identified in section 9c.

3. Buyer agrees to buy and Seller agrees to sell the real property with all improvements, fixtures, and appurtenances thereon and incidental benefits, plus the personal property described herein (collectively the "Premises").

1b. **5. Premises Address:** _____ Assessor's # _____

6. City: _____ **Country:** _____ **AZ. Zip Code:** _____

7. Legal Description: _____

8. _____

9. _____

1c. **10. \$** _____ Full Purchase Price, paid as outlined below

11. \$ _____ Earnest Money

12. \$ _____

13. \$ _____

14. _____

15. _____

16. _____

17. Earnest Money is in the form of: Personal Check Wire Transfer Other _____

18. Upon acceptance of this offer, the Earnest Money, if any, will be deposited with: Escrow Company Broker's Trust Account.

19. IF THIS IS AN ALL CASH SALE: A Letter of Credit or a source of funds from a financial institution documenting the availability of funds to close escrow is attached hereto.

20. **21. Close of Escrow:** Close of Escrow ("COE") shall occur when the deed is recorded at the appropriate county recorder's office.

22. Buyer and Seller shall comply with all terms and conditions of this Contract, execute and deliver to Escrow Company all closing documents, and perform all other acts necessary in sufficient time to allow COE to occur on _____.

23. **24. COE** shall occur on the next day that both are open for business.

25. Buyer shall deliver to Escrow Company a cashier's check, wired funds or other immediately available funds to pay any down payment, additional deposits or Buyer's closing costs, and instruct the lender, if applicable, to deliver immediately available funds to Escrow Company in a sufficient amount and in sufficient time to allow COE to occur on the COE Date.

26. Buyer acknowledges that failure to pay the required closing funds by the scheduled COE, if not cured after a cure notice is delivered pursuant to Section 7a, shall be construed as a material breach of this Contract and the Earnest Money shall be subject to forfeiture.

31. All funds are to be in U.S. currency.

32. **33. Possession:** Seller shall deliver possession, occupancy, existing keys and/or means to operate all locks, mailbox, security systems, and all common area facilities to Buyer at COE or .

34. Broker(s) recommend that the parties seek independent counsel from insurance, legal, tax, and accounting professionals regarding the risks of pre-possession or post-possession of the Premises.

35. **36. Addenda Incorporated:** Additional Clause Buyer Contingency Domestic Water Well H.O.A.

37. Lead-Based Paint Disclosure Loan Assumption On-site Wastewater Treatment Facility Seller Financing Short Sale

38. Seller Lease / Solar Loan Assumption Addendum Other: _____ >>

Residential Resale Real Estate Purchase Contract • Updated February 2020
Copyright © 2020 Arizona Association of REALTORS®. All rights reserved. **ARABO** BUYER / BUYER

- FINANCING SECTION:**
If financing is involved, the buyer is obligated to take specific steps to obtain a loan and is required to attach a Pre-Qualification Form. If the buyer is unable in good faith to obtain loan approval by the specified time, the contract is cancelled, and the earnest money returned. The sale is also contingent upon an appraisal of the Premises for at least the purchase price.
- TITLE AND ESCROW SECTION:**
The contract is to be used as escrow instructions, and the escrow company is identified in this subsection. The escrow company is instructed to deliver to buyer and seller a commitment for title insurance together with copies of all documents that will remain as exceptions to the title insurance or title commitment.
- DISCLOSURES SECTION:**
The seller is obligated to deliver a completed Arizona REALTORS® Seller's Property Disclosure Statement form to the buyer within three days after contract acceptance. The seller is also obligated to deliver a written five-year insurance claims history. If the premises were constructed prior to 1978, lead-based paint information must be provided.
- WARRANTIES SECTION:**
Buyer and Seller agree the premises are being sold in its present physical condition. The Seller warrants that at COE all personal property not included in the sale and all debris will be removed; the premises will be in substantially the same condition as on the date of contract acceptance; and all agreed upon repairs/improvements will be completed. Warranties that survive closing are also identified in this section.
- DUE DILIGENCE SECTION:**
The buyer's inspection period is 10 days unless otherwise indicated. During the inspection period, the buyer can conduct all desired inspections and investigations. Prior to expiration of the inspection period, the buyer may deliver a signed notice of any items disapproved and cancel the contract or provide the seller the opportunity to correct the items. The buyer is advised to consult the *Buyer Advisory* provided by the

Arizona REALTORS® to assist with their due diligence inspections and investigations.

- REMEDIES SECTION:**
If a party fails to comply with any provision of the contract, the other party must deliver a notice to the non-complying party specifying the non-compliance. If the non-compliance is not cured within three days after delivery of the notice, the failure to comply becomes a breach of contract.
- ADDITIONAL TERMS AND CONDITIONS SECTION:**
A variety of additional terms are included in this section. For example, unless otherwise provided, delivery of all notices and documentation required or permitted in the contract must be in writing and hand-delivered; sent via facsimile; email; or sent by overnight courier.
- SELLER ACCEPTANCE SECTION:**
The seller acknowledges receipt of a copy of the contract and grants permission to the broker to deliver a copy to the buyer. If a counter offer is attached, the seller must sign and deliver both the offer set forth in the contract form and the counter offer. If there is a conflict between the offer and the counter offer, the provisions of the counter offer are controlling.

The Arizona REALTORS® Residential Resale Real Estate Purchase Contract is the most commonly used form of contract for the transfer of resale residential property in Arizona. Therefore, it is vital for everyone involved in a residential transaction to know the contract terms. Your REALTOR® can provide you with a SAMPLE copy for thorough review, but here are a few highlights.

- BUYER ATTACHMENT:**
The Buyer Attachment cover page is not a part of the contract between the parties but alerts the buyer to some of the major provisions in the contract. It also informs the buyer of the risks associated with wire transfer fraud, a scheme used by cyber criminals to steal money via fake wiring instructions.
- PROPERTY SECTION:**
Both the buyer and the seller are identified and the agreement to buy and sell is spelled out. The Close of Escrow (COE) is defined as when the deed is recorded. The seller agrees to deliver possession and existing keys to the buyer at COE or as otherwise indicated. The fixtures and personal property to be included in the sale are also listed.

The Arizona REALTORS® Residential Resale Real Estate Purchase Contract is designed to make transactions proceed more smoothly, set forth the obligations of the parties with specificity, and prevent disputes. Whether you are buying or selling, seek the guidance of a REALTOR® who understands the complexities of the contract and the real estate sales process.

For more information call (602) 248-7878 or email editor@aaronline.com

ABOUT ARIZONA REALTORS®

The Arizona REALTORS® represents over 50,000 Arizona REALTORS®. Its members are active real estate licensees and includes professionals from all areas of the industry - residential, commercial, land and property management. They assist buyers, sellers, tenants and landlords navigate the buying or selling of a home, the buying or selling of commercial properties, and management of residential and commercial rentals. Arizona REALTORS® advocate for protecting private property rights and balancing laws and regulations that impact both property owners and renters.



REALTORS® of Arizona
Political Action Committee
255 East Osborn Road, Suite 200
Phoenix, Arizona 85012

**REMEMBER
TO VOTE
NOVEMBER 3!**

“That we have the vote means nothing. That we use it in the right way means everything.”

-Lou Henry Hoover

REGISTER TO VOTE!

<https://servicearizona.com/webapp/evoter/selectLanguage>

CRITICAL DEADLINES:

**TO VOTE IN THE GENERAL ELECTIONS
YOU MUST REGISTER BY OCTOBER 5, 2020 (BEFORE MIDNIGHT)**

RISE UP,
TAKE ACTION,
VOTE!