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

4. Premises Address: ____________________________________________________________

5. City: ______________________________________________________________________ AZ, Zip Code: ____________________________

6. **Personal Property included and to be maintained in operational condition by Landlord:**
   - [ ] Washer
   - [ ] Dryer
   - [ ] Refrigerator
   - [ ] Range/Oven
   - [ ] Dishwasher
   - [ ] Microwave
   - [ ] Other: ____________________________________________________________

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

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

9. **Addenda Incorporated:**
   - [ ] Lead-based Paint Disclosure
   - [ ] Move-In/Move-Out Condition Checklist
   - [ ] Other: ____________________________________________________________

10. **Term:** This Lease Agreement shall begin on __________________ at ___________ and end on __________________ at ___________.

11. at which time this Lease Agreement shall automatically continue on a month-to-month basis, with all other terms and conditions set forth herein remaining the same, unless either party provides written notice to the other of their intention to terminate the Lease Agreement. 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 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 termination Tenant shall return all keys/garage door/entry gate openers as described herein and vacate the Premises.

12. **IF TENANT WILLFULLY FAILS TO VACATE THE PREMISES AS PROVIDED FOR IN THIS LEASE AGREEMENT, LANDLORD SHALL BE ENTITLED TO RECOVER AN AMOUNT EQUAL TO BUT NOT MORE THAN TWO (2) MONTHS’ PERIODIC RENT OR TWICE THE ACTUAL DAMAGES SUSTAINED BY LANDLORD, WHICHER IS GREATER, AS PROVIDED FOR IN THE ARIZONA RESIDENTIAL LANDLORD AND TENANT ACT (“ARLTA”).**

13. **Earnest Money:**
   - [ ] No Earnest Money is required.
   - [ ] Earnest Money is required in the amount of $ ______. Until offer is accepted, Landlord is entitled to lease the Premises to another tenant.

14. **Form of Earnest Money:**
   - [ ] Personal Check
   - [ ] Cashier’s Check
   - [ ] Other: ____________________________________________________________

15. Upon acceptance of this offer by Landlord, Earnest Money will be deposited with:
   - [ ] Broker’s Trust Account
   - [ ] ______
   - [ ] Landlord
   - [ ] Other: ____________________________________________________________

16. **Sample**

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Residential Lease Agreement • Updated: October 2019

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Residential Lease Agreement

38. 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.

39. If the sales tax charged during the term of this Lease Agreement, Landlord may adjust the amount of Rent due to equal the difference caused by the tax change upon thirty (30) days notice to Tenant.

40. Late Charges and Returned Payments: A late charge of $____________ shall be added to all Rent not received by ___________ 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 $__________ for all funds dishonored for any reason, in addition to the late charge provided herein.

41. Periodic Rental Due Date: The Rent and all other accrued charges shall be due and payable no later than 5:00 p.m. on the ______ 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. If the sales tax changes during the term of this Lease Agreement, Landlord may adjust Rent not received.

42. 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.

43. Rent Proration: If Rent is being prorated for a period other than a full month, Tenant shall pay on $____________ plus any applicable sales tax of $__________, totaling $__________ (“Rent”) to: __________________ at: __________________

44. 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.

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

46. Initial Rent Payment: $____________

47. 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.

48. Security deposit: $____________

49. Pet deposit: + $____________ (assistive and service animals are not considered “pets”)

50. Cleaning deposit: + $____________

51. Non-refundable Charges Due:

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

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

54. Pet Cleaning Fee: + $____________ (for additional wear, tear and cleaning after Tenant vacates)

55. Other Fee: + $____________ (for)

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

57. Sales tax charged: + $____________ City rental rate ________ % Taxable amount $____________

58. Total Required Payment: $____________

59. Less Earnest Money - $____________

60. BALANCE DUE (CERTIFIED FUNDS): + $____________ to be delivered to Landlord on or before __________________

61. Refundable deposits will be held: □ by Landlord □ in Broker’s Trust Account

BROKERAGE FIRM NAME

LANDLORD LANDLORD

TENANT TENANT

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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 $ 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.”

☐ 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: _______________ and Tenant is required to maintain a liability insurance policy to cover any liability incurred due to pet(s) with a minimum of $_______________ coverage and cause Landlord to become an “additional insured” under the policy.

Keys: Landlord agrees to deliver to Tenant keys for Premises: ☐ Door ☐ Pool ☐ Mail Box ☐ Entry Gate ☐ Other: _______________ and ☐ 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: _______________.

Association: Premises is located within a community association(s): ☐ 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 ☐ Not applicable
☐ Pool Chemicals: ☐ Landlord ☐ Tenant ☐ Association ☐ Not applicable

B. Routine Pest Control:
☐ Landlord ☐ Tenant ☐ Association ☐ Not applicable

C. Yard Maintenance:
☐ Front Yard: ☐ Landlord ☐ Tenant ☐ Association ☐ Not applicable
☐ Back Yard: ☐ Landlord ☐ Tenant ☐ Association ☐ Not applicable

D. Other: _______________ ☐ Landlord ☐ 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,
Residential Lease Agreement

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.

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.

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.”

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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Residential Lease Agreement

191. **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.

192. **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.

193. **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.

194. **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.

195. **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.

196. **Trailer’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 notice on the Premises. Landlord shall not allow the Premises to be foreclosed.

197. **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.

198. **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.

199. **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.

200. **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.

201. **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.

202. **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.

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

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

205. **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.

206. **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.

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

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 _______ 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) 

(TENANT’S Initials REQUIRED)

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 __________ 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.

>>
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

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    ^ TENANTS 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

PRINT SALESPERSON’S NAME                  AGENT CODE       PRINT FIRM NAME                                    FIRM CODE

FIRM ADDRESS                                                                              CITY                          STATE         ZIP CODE

TELEPHONE                               FAX                                                  EMAIL

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

FIRM                                                                                                              TELEPHONE

ADDRESS                                                                                      CITY                          STATE         ZIP CODE

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

NAME / LANDLORD’S NAME

c/o
PROPERTY MANAGER / AUTHORIZED REPRESENTATIVE

ADDRESS
CITY
STATE
ZIP CODE

ADDRESS
CITY
STATE
ZIP CODE

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

Landlord has signed

CENTURY 21	REALTY
920 S HAYDEN RD
CAREFREE, AZ 85377

MO/DA/YR

MO/DA/YR

For Broker Use Only:

Brokerage File/Log No._______ Manager’s Initials _______ Broker’s Initials _______ Date ________

MO/DA/YR

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