

RESIDENTIAL LEASE

Service Star Realty – 2929 E Camelback Rd. #119 Phoenix AZ 85016 – Phone: 480-426-9696 – www.LeaseAZ.com

Service Star Realty, acting as Manager and Agent exclusively for Owner (Hereinafter “Management”) rents to Tenant(s), _____ (Hereinafter “Tenant”) jointly and severally, the premises located at _____ (the “Premises”) to be used solely for the purpose of a personal residence by the following occupants: (Occupancy is limited to the person’s name below.)

_____ for a term beginning ____ 12 pm and ending ____, 12pm. Tenant(s) shall pay rent, tax, charges and deposits as set forth below. Occupancy is limited to those persons named above only.

Personal property included:

DISCLOSURE. _____ is the Owner of the Premises. Management serves as Statutory Agent for the Owner, and service of process can be made through its statutory agent by personal service upon David Swaim or Dora Pinter at Manager’s Office. All other notices must be in writing and delivered to the Manager’s Office during regular business hours or sent by registered or certified mail to the Manager’s Office during regular business hours.

The following Addenda are incorporated into this lease:

Lease Addendum, Maintenance Addendum, Lead Based Paint Addendum , Pool Disclosure, Animal Addendum

<u>MONTHLY</u>	<u>RENTAL</u>	<u>CHARGES</u>	<u>OTHER CHARGES AND DEPOSITS</u>
Rent: \$ _____			Refundable Security Deposit: _____ To be held in Broker’s Trust account.
Resident Benefits Packet \$59 _____			Administrative Charge (non-refundable): <u>\$250</u>
Monthly Pet Charge \$ _____			Pool is maintained by: _____
Rent Concession \$ _____			Landscape is maintained by: _____
TOTAL MONTHLY RENT \$ _____			<u>UTILITIES</u> All utilities are the responsibility of the Tenant except: NO EXCEPTIONS

OTHER TERMS AND CONDITIONS: **N/A**

Tenant Initials: [] [] [] []

Management: []

1. ASSOCIATION: If the premises is located within a community association(s), the association is:

2. VIOLATIONS: Tenant further agrees to comply with HOA rules, state statutes and city ordinances which are applicable to the premises. Tenants are responsible for finding out the Rules and Regulations of their community.

3. RENT PAYMENT. The rent shall be payable in advance on or before the 1st day of each month at the location designated by Management, which is payable with a personal check, cashier's check, certified check or money order in the exact amount due. No second party checks will be accepted. **Rent is late after 4 pm on the 3rd day of the month.** Tenant will pay as additional rent: (1) late fees **\$50 the 4th day of the month and \$10 a day thereafter until all rent is paid in full**, and no portion of the rent or other charges are delinquent; (2) \$60 for the preparation and service of any non-compliance notices on Tenant; (3) \$50 for each dishonored or non-sufficient fund payment returned by the Tenant's bank and, thereafter, all future rent and charges shall be paid only in the form of cashier's check or money order; (4) the costs of repairs caused by damages due to act of neglect by Tenant and/or Tenant's guests or other persons affiliated with Tenant's residence; and (5) any other charges specified in the Lease Agreement. The only acceptable forms of payment are cashier's checks and money order after the 5th of each month. Tenant's failure to pay any rent or other charges due under the Lease Agreement will provide a basis for termination of the Lease Agreement at the option of Management. Tenant further agrees that Management has the exclusive right to determine how Tenant's payments are applied towards the various monetary obligations of this Lease Agreement (i.e. rent, unpaid deposits, charges, pet, violations, etc.).

4. RENT CONCESSION: If any rent concession was given in conjunction with this lease and if for any reason the Tenant does not complete the term of the lease, then any rent concession will be due and payable immediately.

5. NO PRORATION: Rent shall not be prorated at the end of the lease. The lease ends at the end of the month; all month to month leases end at the end of the month, mid-month early move outs will not be refunded.

6. 60-DAY NOTICE: Tenant must provide Management with a no less than 60-day written notice to terminate their lease. Written notice must be received even if Tenant wishes to terminate the lease on the lease expiration date.

7. HOLDOVER: Tenants that do not turn in keys to our office by 12pm on the last day of their term will be charged another 2 months' rent or the actual amount of damages incurred by Landlord, whichever is greater, per AZ Statutes.

8. OPTION TO RENEW/RENT INCREASE. At expiration of this Lease, this Lease will automatically renew on a month-to-month basis under the same terms and conditions, unless Tenant gives Management a 60-day prior written notice of Tenant's intent to vacate by delivering to Management a vacate notice pursuant to ARS 33-1375, or unless Management, at its sole option, chooses to not renew this Lease, and in such case, Tenant agrees to vacate on the expiration date of the Lease. The rent may increase upon the expiration date if a 30-day prior written notice of such an increase is provided to Tenant. A specific length lease of greater than one month, but no longer than one year may be required for continued occupancy.

9. LOST MONEY ORDERS OR CHECKS: Tenant agrees that it is their responsibility to deliver rent to Management. Tenant agrees that in the event a money order (or certified funds) and check is lost or misplaced, it is the Tenant's responsibility to trace that money order or check. Tenant must replace that lost or misplaced money or check immediately.

10. ACCESS. Management will not enter Tenant's unit without prior 2-day notice except to deal with an emergency or when Tenant requests repairs in writing. Tenant further agrees that this notification to Management of service or maintenance request grants Management authority to enter the unit at all reasonable times for that request. Management must have advance written permission from Tenant to open Tenant's unit for others (i.e. delivery personnel, service personnel, friends, etc.). Tenant is aware that under these circumstances, Management is not responsible for lost or stolen articles. Tenant agrees

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that the property may be shown during the last thirty (30) days of the tenancy to prospective Tenants, buyers, or others and as otherwise provided by law.

11. INSPECTIONS: Management will inspect the premises up to 4 times in a calendar year and Tenant agrees to grant Management access to perform the said inspection. Tenant will accept email notification of scheduled entry as proper notice. Notice will be deemed received when it is received by the resident. All inspections will occur during business hours and in a reasonable manner and frequency. Documentation of the condition of the premises will be made part of that inspection.
12. ABANDONMENT. Abandonment means absence of the Tenant from the dwelling unit without notice to Management for at least seven (7) days if rent for the unit is outstanding and unpaid for ten (10) days and there is no reasonable evidence, other than the presence of the Tenant's personal property that the Tenant is occupying the unit or as otherwise provided by statute. Such abandonment shall not constitute a "surrender" without the consent of Management, and in the event of abandonment, Management shall be entitled to all remedies at law or in equity, which provides that if personal property is abandoned by the Tenant and determined by Management to be of less value than the cost of moving, storage and conducting a sale of such personal property, Management may destroy or otherwise dispose of any or all of the abandoned property.
13. INDEMNIFICATION. Management shall not be liable for any damage or injury to the Tenant(s) or any other person, or to any property, occurring on the premises, or any part thereof, or in the common areas thereof, unless such damages is the proximate result of gross negligence or unlawful act of Management, its agency, or employees and Tenant agrees to hold Management harmless from any and all claims for damages no matter how caused, except for injury or damages for which Management is legally responsible. Tenant shall be responsible for obtaining fire, extended coverage and liability insurance with respect to the contents of the residence and must provide proof of the same to management. Tenant understands that Management's insurance does not cover Tenant's belongings from losses not caused by Management's negligence and Management encourages Tenant to obtain an all-risk policy in addition to marking all valuables for "Operation Identification". Attractive Nuisances: If the property contains any attractive nuisances including but not limited to a swing, BBQ, playground, slide, treehouse, diving board, spa, fire pit, fountain, etc., tenant agrees to use these amenities at their own risk and will not hold Manager liable for any injury or damages that result from such use to the maximum extent provided by law.
14. THIRD PARTY DAMAGES: Tenant is responsible for third party damages, filing a police report and making a claim with renter's insurance. They will be responsible for paying for all repairs resulting from such damage, including but not limited to any broken glass.
15. WAIVER. Failure of Management to insist upon strict compliance with the terms of this Lease Agreement shall not constitute a waiver of Management's rights to act on any violation.
16. ATTORNEY'S FEES. In the event of legal action to enforce compliance with this Lease Agreement, the prevailing party shall be awarded court costs and reasonable attorney's fees.
17. SEVERABILITY. If any provision of this Lease Agreement is invalid under applicable law, such provisions shall be ineffective to the extent of such invalidity only, without invalidating the remainder of this Lease Agreement.
18. REMEDIES CUMULATIVE. All remedies under this Lease Agreement of by law or equity shall be cumulative.
19. SECURITY/EMERGENCY DEVICES. Tenant hereby agrees and acknowledges that Management and Owner shall not provide and shall have no duty to provide any security services to Tenant or the community. Tenant shall look solely to the public police force for security protection and Tenant agrees and acknowledges that protection against criminal action is not within the power of Management and Owner, and, even if from time to time Management provides security services, those services cannot be relied upon by Tenant and shall not constitute a waiver of, or in any manner, modify the above agreement. Management and Owner shall not be liable for failure to provide adequate security services or for criminal

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or wrongful actions by others against Tenant, Tenant's relatives or Tenant's guests. Tenant agrees not to alter or damage any security or emergency devices including but not limited to smoke alarms, sprinkler systems, fire alarms, pool safety latches/gates/equipment, or fire extinguishers.

20. **EARLY TERMINATION.** There are times that a tenant may legally terminate the lease early such as victims of domestic violence. Military personnel on active duty may terminate the Lease Agreement in accordance with the provisions of the "Servicemembers Civil Relief Act" or other applicable law.

21. **MOVE-OUT CHARGES/ RETURN POSSESSION:** Keys must be returned to the Manager's office between 8am and 12 pm Monday through Friday on the last day of the lease term. If that day falls on a weekend or holiday, keys must be returned to the Manager's office the next business day by 10 am.

Tenant agrees that move-out charges will be determined as follows:

- ❖ **RENT.** Tenant must deliver a vacate notice at least sixty (60) days prior to move-out and fulfill the agreed upon terms of the Lease Agreement. Month-to-Month Lease Agreements: Tenant agrees to pay rent for thirty (30) days from the next periodic Lease due date from the date Tenant delivers his notice. Lease Agreements with more than thirty (30) days remaining: Tenant agrees to pay rent until the residence is reoccupied or until the expiration of the Lease agreement, whichever comes first.
- ❖ **INADEQUATE CLEANING.** If Tenant does not complete the cleaning requirements listed, as determined by Management, normal wear and tear excepted, Tenant will be charged.
- ❖ **LEASE BREAK CHARGES.** Tenant agrees to pay \$350 Lease Break Fee to defray Management's administrative costs if Tenant does either of the following: Fails to fulfill the agreed upon term of the Lease Agreement, or Fails to deliver and fulfill a written "VACATE NOTICE" to Management at least sixty (60) days prior to move-out. Tenant will also pay up front if breaking the lease for the leasing and advertising of the property, currently at \$695, as well as the Move Out Video fee currently \$150. The Leasing, Advertising and Move Out Video fee amounts are subject to change based on actual cost at the time of move-out. Tenant will reimburse the Landlord for the cost of rekeying, pool service, rent, utilities, and landscape maintenance while the property is vacant.
- ❖ **PROPERTY DAMAGE.** Tenant agrees that if residence is not returned in the same condition as Tenant received it, less normal wear and tear as determined by Management, Tenant will be charged Management's cost to repair.
- ❖ **OTHER.** Tenant agrees to pay all unpaid charges, late fees, lost key charges, violation charges, cleaning and repair charges, or other unpaid charges at time of move-out. Failure to vacate on move-out date will cost the Tenant that month's rent plus two months' rent as holdover damages or twice the Management's damages, whichever is greater, as provided by law.

IMPORTANT: Management will first apply refundable security deposit to satisfy the charges listed in Paragraphs above. HOWEVER, IF THE REFUNDABLE DEPOSIT IS INSUFFICIENT TO SATISFY THE TOTAL CHARGES, MANAGEMENT WILL SEND TENANT, AT THE MOST CURRENT ADDRESS TENANT GIVES MANAGEMENT, AN ITEMIZED BILL WHICH TENANT AGREES TO PAY PROMPTLY. If itemized bill is not paid within 30 days, Management will send tenant to collections on behalf of Owner and charge a \$150 collection fee for these efforts. MANAGEMENT AGREES TO RETURN ALL REFUNDABLE DEPOSITS IN ACCORDANCE WITH A.R.S. § 33-1321. Tenant may request notification of the move out inspection date and time and may be present. Request must be made in writing.

22. **CRIME FREE LEASE:** Management hereby informs the Tenant that this property participates in the crime-free rental program. If Tenant or Tenant's guests are involved in a crime in or around the rental property, the rental agreement will be terminated. Tenant agrees to abide by all federal, state and city codes. The use of MARIJUANA in or on the premises is strictly prohibited because marijuana is a banned substance

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under federal law. Tenant must not process, store, grow, use, etc. marijuana on the premises. Failure to comply with this paragraph may result in an immediate eviction. Tenant further agrees to report any actions by others that violate city or state law. Tenant agrees that any police report made that involves the Tenant, their guests, or the rental property may be admitted as evidence and hereby waives any hearsay objections.

23. DISPUTE RESOLUTION and JURY TRIAL WAIVER and CLASS ACTION WAIVER: The parties hereto agree that no legal proceedings, other than eviction actions, shall be initiated to resolve any dispute which may arise related to this lease until the parties shall first submitted such dispute to formal Mediation with an independent, third party Mediator. If the parties cannot agree on who will serve as that mediator, each party shall select one individual, and the two individuals selected shall identify a third individual to serve as the mediator. The parties agree to accept that individual as Mediator, and to participate in good faith with the mediator to resolve the dispute. Management, Owner, and the Tenant hereby waive their respective rights to a jury trial and to participate in a class action against the other party. The prevailing party to any lawsuit or other legal action is entitled to recover attorney fees and costs.
24. ANIMAL RESTRICTIONS: Tenant agrees to identify in writing every animal living on the premises. Tenant agrees to comply with all community/city/state rules and regulations regarding animals. Tenant agrees to maintain an insurance policy that covers the animal(s) and agrees to name Management as an additional insured on that policy. Tenant agrees to not permit any other animals to visit the rental premises without Management's permission. Written permission by Management, an animal application must be completed, the 3rd Party vendor may collect a pet application fee per pet. A monthly pet charge based on the Paw score is required for each pet brought onto the premises (assistive animals are exempted from paying an application and monthly charge). If an unauthorized pet not listed in the original lease agreement is found at the property, Tenant will be assessed a \$1500 charge to compensate Management for effort in finding, reporting animal, paperwork and any damages involved. Insurance and pet fees do not apply to assistance animals but all all animals, including assistance animals, must be disclosed and approved.

TENANT POLICIES

25. ALTERATIONS/SUBLET: Tenant shall not decorate or alter the unit, patio or balcony area, change door locks, add a new lock, attach anything to any part of the unit, have a waterbed or other water-filled items, sublet, or park a motorized vehicle in the residence without written permission from Management.
26. QUIET ENJOYMENT: Tenant shall show due consideration of his neighbors and not interfere with other Tenants' quiet enjoyment, and Management shall be sole judge of acceptable conduct.
27. REASONABLE CARE: Tenant has carefully inspected the premises and finds them to be in a clean, rentable, undamaged condition, except as may be noted otherwise in the unit inventory provided to Tenant, Tenant agrees to exercise reasonable care in the use of the premises and maintain and redeliver the same in a clean, safe and undamaged condition.
28. AS-IS: Property is being taken on an "as-is" basis meaning that no cosmetic repairs will be made after Tenant has taken possession of the premises. Management will still be responsible for all necessary repairs and those repairs not caused by Tenant misuse. Tenant has 5 days to notify Management of any items that are not functioning properly. No broken windows or screens will be repaired after move-in without charge. No sprinkler heads, toilet seats, light bulbs, garage remotes, gate fobs, community keys will be replaced after move-in except at tenant cost. Management shall not provide clean windows at move-in and will not charge tenants for cleaning windows at move out.

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29. SMOKING RULE: Tenant agrees that there shall be no smoking of anything within the boundaries of the rented premises at any time indoors or outdoors included. Any smoking must be done outside of the premises. Tenant agrees to pay Management a \$700 fine for violation of this provision, pay for all cleaning and repair costs to return property back into condition at move in, and further understand that this is a non-compliance of the lease terms.
30. NO BUSINESS shall be conducted out of the property including but not limited to swimming lessons, day care etc.
31. NO GUESTS are allowed on the premises without Managements written approval if they stay more than 7 consecutive days and 14 calendar days in a year.
32. NO TRAMPOLINES, PLAYGROUNDS, ABOVE GROUND POOLS OR HOT TUBS: Trampolines, playground equipment, swing sets, above ground pools or hot tubs, basket ball/golfing/batting facilities are not allowed anywhere on the premises.
33. No portable POOLS: Portable pools that are smaller than three feet are permitted but cannot be left out unattended. They must be emptied and stored after each use.
34. VEHICLES: Vehicles must be currently licensed, owned by the Tenants, declared on the original application signed by Tenants, registered, operational and properly parked. Tenant agrees to abide by all parking rules established now or in the future by Management or condo/homeowner’s associations and other governmental rules, if applicable. Parking on any surface other than driveway, garage, or designated parking area is prohibited. No trailers, vehicles on blocks, off-road motorcycles, boats or commercial vehicles are allowed in the front yard at any time and may only be parked behind the RV gate in the backyard if property has an RV gate. These vehicles must not be visible above the fence line if that is a requirement of the HOA. Tenant is not to repair or disassemble vehicles on the premises. Vehicles not meeting the above requirements and additional rules of Management are unauthorized vehicles subject to being towed at Tenant’s expense. Tenant agrees to verify that proper electrical infrastructure for charging an electric vehicle is installed at the Property (if applicable). Tenant further agrees to obtain prior written approval from Landlord and to use the Landlords preferred electrician for the installation of any electrical infrastructure required for electric vehicle charging at Tenant’s expense. Tenant agrees to indemnify Management for any expenses incurred due to the towing of any vehicle belonging to the guest or invitee of Tenant. Tenant also agrees to indemnify Management for all cost, penalties, fines, and attorney’s fees in dealing with condo/homeowner’s associations and or local governmental agencies that have cited Management, the property or the property Owner for parking violations or vehicle violations.
35. CONTACT INFORMATION: Tenant understands that it is their responsibility to notify Management if their contact information changes. This includes work, home, cell phone numbers and email.
36. EMAIL COMMUNICATION: Parties agree that email communication is sufficient and acceptable communication between the parties. Parties also agree to update the other with any email address change within 24 hours. This can be done on the tenant portal.
37. COMMUNICATION CONSENT: By signing this lease, TENANT consents to receive phone calls, emails, and text messages from LANDLORD/PROPERTY MANAGER and their representatives regarding matters pertaining to this tenancy. Such communications may include, but are not limited to, maintenance updates,

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rent reminders, lease-related notices, and other time-sensitive information. TENANT acknowledges that this consent remains valid throughout the lease term and any subsequent renewals.

MAINTENANCE

- 38. DUTY TO REPORT: Tenant agrees to report all issues that may negatively affect the rented premises (i.e.: water leaks, roofing problems, existence of mold, or other health or safety issues). In the event the Tenant fails to report any problem that they know of or should have discovered, the Tenant is in breach of contract and the contract may be terminated. Furthermore, Tenant waives any other claims for damages to their personal possessions or their health or safety in such cases.
- 39. PEST CONTROL: Tenant acknowledges that they are responsible for all pest control. If the Tenant allows unsanitary pest conditions to persist, Management can obligate Tenant to maintain a monthly service contract with a pest control company and to provide proof to Management when requested. Tenant acknowledges that they live in the desert and that pests such as ants, roaches, spiders and scorpions are part of desert living, especially during foul weather. Monthly or weekly pest service should eliminate the problem, but the condition of the rented premises also affects the presence of pests.
- 40. SATELLITE DISHES: Tenant agrees that if the Tenant elects to install a satellite dish, they shall comply with all FCC regulations and any other restrictions that restrict the placement of the dish (state, HOA, etc.). Management will not unreasonably prohibit the placement of said satellite dish but for the permanent placement of the dish, Tenant will need to obtain written consent from Management.
- 41. LANDSCAPE: Tenant agrees to maintain the yard, water the grass, trim bushes and other foliage, keep the yard free of weeds. If yard is not being maintained and or watered to Management’s satisfaction, monthly rent may be raised to include necessary yard service. Tenant will routinely check and replace missing or damages sprinkler and drip heads. Dead OR DYING trees and shrubs are to be replaced by Tenant.
- 42. AC FILTERS: Tenant agrees to change the AC filters monthly. Should Tenant operate any a/c unit without properly cleaning and installing the filter, Tenant agrees to pay to have the air handler condensing coil professionally cleaned by Management’s service company. If the unit is vacated with dirty air filters, there will be a \$35 charge per filter. Any damages caused by dirty air filters will be charged to Tenant. Landlord will not perform duct cleaning; Tenant is welcome to have the ducts cleaned if desired.
- 43. SWIMMING POOL AND HOT TUB: If premises have a private pool or hot tub, Tenant agrees to maintain water level well above the skimmer line always and agrees to operate pool pump a minimum of 8 hours per day.
- 44. SMOKE/CARBON MONOXI DEDETECTORS: Tenant agrees to test smoke and other safety alarms at least weekly by pressing the test button and holding it down for 5 or more seconds until the alarm goes off. At least twice annually, Tenant agrees to change any batteries. If there are no smoke detectors installed at premises, Tenant agrees to notify Management immediately and Management will purchase and install them.
- 45. DOOR LOCKS, WINDOW LOCKS. Management agrees to provide working door and window locks at the beginning of the lease term. Tenants are responsible for all locks and security of the premises once they take possession. Tenants agree within one hour after occupancy to inspect all locks and inform Management immediately if any locks are not working properly. Tenant agrees not to rekey any of the locks at the Premises.
- 46. ITEMS THAT MAY NOT BE MAINTAINED: Service Star Realty will not repair or maintain any water softener system, RO system, outdoor landscape lights, landscape drippers, sprinkler heads, outdoor BBQ or outdoor kitchen areas, water features, pool light, fountains, fire pits, security alarms, fridge filters, any filters, blinds, broken locks (window and door), broken or loose towel bars, bathtub jets, spa heaters and/or jets, surround sound systems, theatre systems, intercom systems, wine chillers, ice machines, filtered water systems,

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dryer vents, car charging stations, smart doorbell systems, window screens, any batteries, bulbs after move in.

- 47. **PLUMBING SERVICE:** Management is responsible for drain repair due to roots or damaged, collapsed pipes. Any damages that are the result of Tenant's negligence, including but not limited to clogged toilets, slow draining or overflowing sinks and bathtubs, shall be paid by Tenant. Management will take care of any plumbing repair related to clogged drains in the first 30 days of tenancy only.
- 48. **GLASS BREAKAGE:** Tenant shall be responsible for all glass breakage regardless of the cause of the breakage.
- 49. **REQUESTS FOR MAINTENANCE OR REPAIRS MUST BE IN WRITING** (excluding emergencies)
- 50. **SELF-REPAIRS:** Tenant shall not have the right to perform nor arrange for repairs at Management's expense, nor is it the right of Tenant to deduct the cost of any repairs from the rent payments due except as provided by the AZ Landlord Tenant Act. All maintenance and repair work requested by the Tenant and ordered by Management shall take place during normal business hours Monday through Friday excluding emergencies.

51. EMERGENCY REPAIRS CAN BE REPORTED BY TENANT TO MANAGEMENT VIA TELEPHONE by dialing (480) 426-9696 and selecting the emergency repair option, Ext 101.

- 52. **MAJOR DAMAGES:** In the event a major repair to the premises must be made which will necessitate the Tenant vacating the premises, Management may at its option terminate this agreement, subject to applicable law, and Tenant agrees to vacate the premises holding Management harmless for any damages suffered, if any, to the maximum extent permitted by law.
- 53. **RESTRAIN ANIMALS:** Tenant to restrain and or lock up all animal(s) when a vendor has a scheduled appointment or on days or regular pool maintenance visits such as AC filter change days. If the vendor cannot get access to home, the visit will be considered a missed appointment.
- 54. **FINAL CLEAN:** Upon vacating the premises, Tenant agrees to have all flooring (carpeting, terrazzo, tile, etc.) ***professionally cleaned*** to Management's satisfaction, and provide receipts for cleaning completed when returning possession to Management, or Management will have floors professionally cleaned at Tenant's expense. Tenant also agrees to have the unit cleaned to a professional level. Management delivered premises professionally cleaned and Tenant to return it in the same condition.
- 55. **MOLD DISCLOSURE:** Mold is not easily detectable. Management is not aware of any dangerous mold on property. If the presence of mold is a material matter, tenant must conduct inspections and test prior to signing this lease agreement. Tenant releases Management and Owner from all damages caused by any mold issue to the maximum extent permitted by law

56. **GENERAL PROVISIONS.** No oral promises, representations or agreements have been made by Owner or Management. This Lease is the entire agreement between the parties and Management (including its employees, leasing personnel and other personnel) has no Authority to waive, amend or terminate this Lease or any part of it and no authority to make promises, representations or agreements which impose duties of security or other obligations on Owner or Management unless done in writing. Further, Tenant may obtain a copy of the Arizona Landlord and Tenant Act at the Arizona Department of Housing website. Tenant may be present at a move-out inspection of the rental property with written notice to Management. Tenant further acknowledges that he/she was provided a copy of the Federal Lead Hazard pamphlet and accepts responsibility for reading and understanding its contents. **ARLTA:** Read and understand your rights and obligations pursuant to the Arizona Residential Landlord Tenant Act a copy of which can be obtained on the Department of Housing website www.azhousing.gov. Tenant to obtain information about

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consideration when renting a property through The Tenant Advisory available at www.aaronline.com.

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MANAGEMENT: _____ Date: _____

TENANT's signature: _____ Date: _____

TENANT's printed name: _____

TENANT's signature: _____ Date: _____

TENANT's printed name: _____

TENANT's signature: _____ Date: _____

TENANT's printed name: _____

TENANT's signature: _____ Date: _____

TENANT's printed name: _____

For Broker Use Only:

Brokerage File/Log No: <u>SSRL</u> Manager's Initials: _____
Broker's Initials: _____ Date: _____