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Residential Lease Agreement

State of Arizona

Homes this form does not cover

This form was not written for manufactured or mobile homes, condominiums or co-ops, or subsidized housing.

Key terms

Home: _____

Landlord: _____

Tenant: _____

Term: From _____ to _____, or month to month

Rent: $_____ a month, due on the _____ day

Security deposit: $_____

Late fee: See Late fee below

Utilities Tenant pays: _____

1. Who this lease is between

This lease is between _____ ("Landlord") and _____ ("Tenant"). If more than one person signs as Tenant, "Tenant" means each of them.

Tenant's phone: _____.

2. Owner, manager and legal papers

Landlord's mailing address is _____.

Landlord's phone number is _____.

Landlord's email is _____.

Who owns the home (tick one):

☐ Landlord signs this lease as property manager or agent for the owner: _____, _____.

☐ Landlord owns the home.

The person who accepts notices and legal papers for Landlord is _____, at

_____. Landlord will tell Tenant in writing if any of these details change.

3. Emergency and repairs contact

In an emergency, call 911 first if anyone is in danger. The emergency contact for an urgent problem with the home, such as a burst pipe or no heat in cold weather, is _____, at any hour.

Send repair requests to _____.

4. Who lives in the home

The people who sign as Tenant and these other people may live in the home: _____. No more than _____ people may live in the home.

A child born to, adopted by or placed with Tenant during this lease may live in the home. Tenant will tell Landlord so this list stays correct.

5. The home

Landlord rents to Tenant the home at _____, in Arizona (the "Home"). Tenant may also use any shared areas of the property that are meant for tenants, such as hallways, laundry rooms and yards, subject to the rules in this lease.

6. How long this lease lasts

Length of this lease (tick one):

☐ This lease starts on _____ and ends on _____.

☐ This lease starts on _____ and continues month to month until one side ends it as this lease describes.

If the Home is not ready for Tenant on the start date, Tenant owes no rent until it is. If it is still not ready 7 days after the start date, Tenant may cancel this lease in writing and get back everything Tenant has paid. Tenant keeps any other right the law gives in this situation.

7. When the term ends

When the fixed term ends (tick one):

☐ When the term ends, this lease continues month to month on the same terms unless either side has given the notice this lease requires.

☐ This lease ends on the end date and Tenant will move out by that day.

☐ This lease ends on the end date unless both sides sign a renewal.

If Tenant stays after this lease has ended without Landlord's agreement, Tenant owes rent for each day of the stay at this lease's daily rate, and Landlord may use the process the law allows to regain the Home.

8. Rent

Rent is $_____ a month, due in advance on the _____ day of each month. Tenant does not need a reminder to pay it.

If the due day is a Saturday, Sunday or legal holiday, rent received on the next business day is on time.

Pay rent to _____ at _____.

9. How to pay

Tenant may pay rent by:_____.

Paying online (tick one):

☐ Rent cannot be paid online.

☐ Tenant may pay rent online with no fee.

☐ Tenant may pay rent online. Paying online is optional, and the fee of_____ applies only to a payment Tenant chooses to make that way. It is not part of the rent.

10. First month's rent

If this lease starts after the first day of a month, the first payment covers only the days from the start date to the end of that month: $_____. If no amount is written here, the full rent is due from the start.

11. Late fee

If rent is not received within _____ days after the due date, Tenant owes a late fee of _____. The fee is charged once for each late payment and is never added to another late fee. No late fee is owed on rent Tenant lawfully withholds. If no amount is written here, no late fee is charged.

A late fee is owed only if it is reasonable and set out in this lease.

12. Returned payments

If a check or other payment is returned unpaid, Tenant owes a returned-payment fee of $_____, and still owes the payment itself. If no amount is written here, no returned-payment fee is charged.

The returned-payment fee is not more than $25 plus any actual charges Landlord's bank or other financial institution made because of the returned payment.

13. Partial payments

Partial payments (tick one):

☐ Landlord does not have to accept less than the full amount due. There is no charge for offering a partial payment.

☐ Landlord accepts partial payments, with no extra charge. Tenant still owes the rest by the due date.

A payment goes first to the oldest rent owed, then to other amounts owed. Accepting a partial payment does not cancel what is still owed. What accepting one does to Landlord's rights is set out in Accepting part of the rent in Arizona below.

14. Other fees

Any other fee is listed here, with what it is for. If nothing is written here, this lease requires no other fee.

Fee: _____ Amount: $_____ ☐ each month ☐ one time, refundable ☐ one time, not refundable
It is for: _____

Fee: _____ Amount: $_____ ☐ each month ☐ one time, refundable ☐ one time, not refundable
It is for: _____

Fee: _____ Amount: $_____ ☐ each month ☐ one time, refundable ☐ one time, not refundable
It is for: _____

Landlord states in this lease the purpose of every nonrefundable fee or deposit. A fee or deposit this lease does not call nonrefundable is refundable.

15. What is due at move-in

Due before Tenant moves in. If no amount is written on a line, nothing is due for it.

First month's rent: $_____

Security deposit: $_____

Pet deposit: $_____

Key deposit: $_____

Last month's rent paid up front: $_____

Other: $_____

Total due at move-in: $_____

16. Security deposit

Tenant pays a security deposit of $_____. It remains Tenant's money, held against what Tenant may owe at the end of this lease. It is not rent, and Tenant may not use it as the last month's rent unless Landlord agrees in writing.

Landlord may keep from the deposit only what the law allows, which can include unpaid rent, the cost of repairing damage beyond normal wear and tear, and reasonable cleaning needed to return the Home to its move-in condition, apart from normal wear and tear.

Tenant gets back the rest. To speed that up, Tenant should give Landlord a forwarding address in writing when moving out. Any other deposit this lease lists is handled the same way. Where the law limits deposits, it may count toward that limit.

When the tenancy ends, Landlord may apply the deposit and any prepaid rent to rent owed and, subject to Landlord's duty to reduce the loss, to the charges this lease and Arizona law allow, including the damage Landlord has suffered because Tenant did not meet the duties Arizona law puts on a tenant to maintain the Home.

Landlord will give Tenant an itemized list of all deductions together with the amount due to Tenant, if any, within 14 days, not counting Saturdays, Sundays or other legal holidays, after the last of these has happened: the tenancy ends, Tenant delivers possession of the Home, and Tenant asks for the refund. Unless Tenant makes other arrangements in writing, Landlord will send the list and any amount due by first class mail to Tenant's last known place of residence.

If Tenant does not dispute the deductions or the amount due within 60 days after the list and amount due are mailed, the amount due to Tenant on the list is final and Tenant's further claims are waived.

17. Where the deposit is held

Landlord will hold and account for the deposit as Arizona law requires.

18. Rent increases

During a fixed term, rent stays the same unless both sides agree in writing.

In a month-to-month tenancy, or at renewal, Landlord may raise the rent only by giving Tenant written notice before the new rent starts, and at least as far ahead as any period the law sets.

19. Using the home

The Home is Tenant's private home. Quiet work from home that brings no customers, signs or extra traffic is fine. Any other business use needs Landlord's written agreement.

20. Guests

Guests are welcome. A guest who stays more than _____ days in a row becomes someone who lives in the Home, and needs Landlord's written agreement first, which will not be unreasonably refused. Tenant is responsible for how guests behave and for any damage they cause.

21. Subletting and transfer

Tenant may not sublet the Home or transfer this lease without Landlord's written agreement. Landlord will consider each request fairly and answer in writing within a reasonable time.

22. Short-term rentals

Tenant may not rent out the Home or any room for short stays, through a listing site or otherwise, without Landlord's written agreement.

23. Everyone is responsible together

Each person who signs as Tenant is responsible for all of what this lease requires, including the whole rent, and not only a share. Landlord may ask any one of them, or all of them, for what is owed. This does not take away any right the law gives a person to leave a lease early, or to be released from it.

24. Pets

Pets (tick one):

☐ No pets may live in or visit the Home without Landlord's written agreement.

☐ These pets may live in the Home: _____. Tenant will keep them under control, clean up after them and pay for any damage they cause beyond normal wear and tear.

If pets are allowed: the pet deposit is $_____ and pet rent is $_____ a month. If no amount is written here, none is charged. A pet deposit is handled like the security deposit. Where the law limits deposits, it may count toward that limit.

25. Assistance animals

An assistance animal for a person with a disability is not a pet. The pet rules, pet deposits and pet rent do not apply to it, though Tenant may be responsible for damage it causes, as the law provides. Landlord will consider requests as fair-housing law requires.

26. Smoking and vaping

Smoking and vaping (tick one):

☐ No one may smoke or vape anything inside the Home, on its balconies or patios, or in shared indoor areas.

☐ Smoking and vaping are allowed inside the Home. They are not allowed in shared indoor areas. Tenant pays for any damage beyond normal wear and tear, including burns and lasting odor.

27. Parking and vehicles

Parking (tick one):

☐ No parking comes with this lease.

☐ This parking comes with the Home: _____. Vehicles parked there must be in working order and legally registered. A vehicle may be towed only as the law allows.

28. Storage

☐ This storage comes with the Home: _____. Tenant may not keep anything dangerous there.

29. Keys and locks

At move-in Tenant receives:_____. Tenant returns all keys at move-out.

Tenant will not change or add a lock without Landlord's written agreement, unless the law gives Tenant the right to, and will give Landlord a key to any new lock unless the law says otherwise.

If Tenant loses a key, or asks to be let in, the charge for that help is_____. If no amount is written here, there is no charge.

Except through the eviction process the law provides, Landlord will not lock Tenant out, remove doors or belongings, or shut off a utility to make Tenant leave or pay.

30. House rules

Tenant will follow any written rules Landlord has given Tenant. A rule must be fair, clear and apply to all tenants alike. A later rule that materially changes this lease needs Tenant's written agreement, unless the law allows it on notice.

Community rules (tick one):

☐ No homeowners association or community rules apply to the Home.

☐ Homeowners association or community rules apply to the Home. Landlord has given Tenant a copy, and Tenant will follow them.

A rule binds Tenant only if Tenant had notice of it when Tenant entered into this lease. A rule Landlord adopts later binds Tenant if Landlord gives Tenant 30 days' notice of it and it does not substantially modify this lease.

31. Changes to the Home

Tenant needs Landlord's written agreement before painting, or making any lasting change to the Home. Small nail holes for pictures are normal wear and tear. A Tenant with a disability may ask to make a change the person needs, as fair-housing law allows.

32. Respect for neighbors

Tenant, Tenant's household and guests will not disturb neighbors' peaceful enjoyment of their homes, make the property unsafe or use the property for anything illegal.

33. Move-in condition record

☐ Before Tenant moves in, Landlord and Tenant will do a move-in inspection and sign the attached Move-in Condition Record, a move-in checklist of the condition of the Home and everything Landlord provides in it.

☐ Before Tenant moves in, Landlord and Tenant will do a move-in inspection and sign the inspection report, a move-in checklist of the condition of the Home and everything Landlord provides in it. The signed report is part of this lease.

Each keeps a copy. Tenant may add anything found in the first 7 days by writing to Landlord. The record is used at move-out to tell damage from what was already there.

34. What Landlord takes care of

Landlord will keep the Home fit to live in, as the law requires: its structure, roof, doors and windows; its plumbing, electricity, heating and hot water; anything else Landlord provides in it; and any shared areas.

Tenant does not pay for repairs that are Landlord's duty, unless Tenant, someone in Tenant's household or a guest caused the problem through a deliberate or careless act, and the law allows the charge.

35. What Tenant takes care of

Tenant will keep the Home clean and safe, put out trash and recycling, use its fixtures and appliances properly, and promptly report anything that needs repair. Tenant pays to fix damage beyond normal wear and tear caused by Tenant, Tenant's household or guests.

36. How to ask for a repair

Tenant should ask for repairs in writing, by message or email, to the contact named above, and by phone in an emergency. Landlord will respond within a reasonable time, and sooner when health or safety is at stake. Nothing here takes away a right the law gives Tenant if a repair is not made.

37. Reporting a problem to the authorities

Tenant may report a nuisance, or code violations of a building, safety or health code, to the local government office that handles them, or to the police if it is a crime.

Landlord will not retaliate against Tenant for making a report in good faith.

38. Smoke and carbon monoxide alarms

The Home has working smoke alarms and, where the law requires them, carbon monoxide alarms. Tenant will test them regularly, leave them connected and tell Landlord at once if one is not working.

39. Appliances and furnishings

These come with the Home: _____. Landlord repairs them unless Tenant, Tenant's household or a guest caused the damage.

40. Pests and bed bugs

Tenant will keep the Home clean, tell Landlord promptly about any sign of pests or bed bugs, and cooperate with treatment. Landlord will deal with pests as the law requires, and Tenant pays only where Tenant's household or guests caused the problem and the law allows the charge.

41. Mold and moisture

Tenant will use fans and open windows to control moisture, wipe up water promptly and tell Landlord promptly about any leak or mold. Landlord will fix leaks and the moisture problems that are Landlord's duty.

42. Utilities and services

Tenant pays for these utilities:_____. Landlord pays for these utilities: _____.

These services come with the rent: _____.

Tenant will open any account in Tenant's own name that Tenant is responsible for, and keep it paid, so that service is not cut off.

43. Yard and snow

Yard and snow, for a house (tick one):

☐ Tenant takes care of the yard and clears snow and ice from the Home's walkways.

☐ Landlord takes care of the yard and clears snow and ice from the Home's walkways.

44. Renters insurance

Renters insurance (tick one):

☐ This lease does not require renters insurance, and Landlord recommends it. Landlord's insurance does not cover Tenant's belongings.

☐ Tenant will carry renters insurance with at least $_____ of liability coverage and show proof when asked. Landlord's insurance does not cover Tenant's belongings.

45. Belongings and responsibility for harm

Landlord does not insure Tenant's belongings. Nothing in this lease excuses Landlord, Landlord's agents or employees, or Tenant from responsibility for negligent or wrongful acts, or for anything else the law makes them responsible for.

46. Fire or other serious damage

If fire or other casualty damages or destroys the Home or the building so badly that Tenant's enjoyment of the Home is substantially impaired, Tenant may move out right away and must tell Landlord in writing, within 14 days after moving out, that Tenant is ending this lease. The lease then ends on the date Tenant moves out. If Tenant can lawfully keep living in the Home, Tenant may instead move out of the part that cannot be used, and the rent goes down in proportion to the loss in the Home's fair rental value. If the lease ends, Landlord will return the part of the deposit the law says belongs to Tenant, and rent is settled as of the date Tenant moves out.

47. When Landlord may enter

Landlord may enter the Home for the reasons the law allows, such as to inspect it, make repairs or agreed improvements, or show it to buyers, new tenants, lenders or workers, and will not use entry to harass Tenant.

Except in an emergency or when it is impracticable, Landlord will give Tenant at least two days' notice of Landlord's intent to enter, and will enter only at reasonable times. Landlord will not abuse the right to enter.

48. Showing the Home

When the Home is for sale, or this lease is ending, Landlord may show it to buyers or new tenants under the entry rules above, and may put up a sign if the law allows.

49. Giving notice to move out

Either side may end a month-to-month tenancy by giving the other written notice at least 30 days before the periodic rental date named in the notice. Either side may end a week-to-week tenancy by giving the other written notice at least 10 days before the termination date named in the notice.

A notice must be in writing and say the date the tenancy ends.

50. Leaving early

☐ Tenant may end this lease early by giving_____ days' written notice and paying _____. Once Tenant has done that and moved out, Tenant owes no more rent after the date in the notice.

If Tenant moves out early with no right to, Tenant owes rent until the Home is rented to someone else or the term ends, whichever comes first. Landlord will make reasonable efforts to rent the Home again at a fair rental, and Tenant also owes the reasonable cost of doing so, if the law allows it.

If Tenant abandons the Home and Landlord does not make reasonable efforts to rent it again at a fair rental, or accepts the abandonment as a surrender, this lease is ended by Landlord on the day Landlord has notice of the abandonment, as Arizona law provides.

51. Military service

A Tenant who joins the military, or who is on active duty and receives orders for a permanent change of station or a deployment of 90 days or more, may end this lease early under the federal Servicemembers Civil Relief Act, by giving Landlord written notice and a copy of the orders. The Act also covers a servicemember's household in some cases. Landlord may not charge an early-termination fee for using this right.

52. Safety, and other rights to leave early

Whatever this lease says, a tenant who is a victim of domestic violence, or who was the victim of sexual assault in the tenant's dwelling, may end this lease and avoid liability for future rent and any early termination penalty or fee. The tenant gives Landlord written notice asking to be released on a release date agreed with Landlord within the next 30 days, with a copy of a protective order or a written report from a law enforcement agency stating that the tenant told it of the domestic violence or sexual assault. The events must have happened within the 30 days before the notice, unless Landlord waives that.

A tenant who ends this lease this way owes only the rent owed or paid through the date the lease ends and any earlier obligations outstanding on that date, paid on or before the date the tenant leaves. Landlord will not keep the security deposit for the early termination, but may keep it for damage as Arizona law allows.

53. If either side breaks this lease

If Tenant does not pay rent or breaks another term, Landlord will give Tenant the written notice the law requires, with any chance to fix the problem that the law gives. If it is not fixed, Landlord may go to court to end the tenancy and recover what is owed. Landlord will not remove Tenant or Tenant's belongings by force or by shutting off essential services, and will use only the steps the law allows, including the court process the law provides.

After a notice of nonpayment, and before Landlord files a court case to end the tenancy, Tenant may reinstate the tenancy by paying all past due rent and any reasonable late fee set out in this lease. Once a court case is filed, reinstating also takes Landlord's attorney fees and court costs, as Arizona law provides.

If Landlord breaks this lease or does not keep the Home fit to live in, Tenant has the rights and remedies the

law gives. Neither side gives up a right by waiting to use it, unless the law says otherwise.

54. If Tenant leaves without notice, or leaves belongings

Landlord may treat the Home as abandoned, and deal with anything left behind, only as the law allows.

55. Moving out

When moving out, Tenant will remove all belongings, leave the Home clean and in the condition it was in at move-in apart from normal wear and tear, return all keys and give Landlord a forwarding address in writing. Tenant's right to be present at Landlord's move-out inspection is set out in Move-out inspection below.

56. If the Home is sold

If the Home is sold, this lease stays in force. Landlord will tell Tenant in writing who the new owner is and where to pay rent, and will transfer the deposit as the law requires.

57. Attorney fees

☐ If Landlord and Tenant go to court over this lease, the side that wins may recover reasonable attorney fees and court costs, if the court awards them.

58. How notices are given

A notice under this lease must be in writing and delivered by hand, or sent by mail, to Tenant at the Home and to Landlord at the address for notices above. Email or text counts only if both sides have agreed to it in writing and the law allows it. Legal papers are served as the law requires.

59. The whole agreement

This lease and its attachments are the whole agreement. Changes must be in writing and signed by both sides. If any part conflicts with the law, the law controls, and the rest of this lease still applies. Nothing in this lease takes away a right that the law says cannot be given up.

60. Which law applies

Arizona law and any local law that applies to the Home govern this lease.

61. Fair housing

Landlord does not discriminate on any basis the law forbids, including race, color, religion, sex, disability, familial status or national origin. A Tenant with a disability may ask for a reasonable change in rules, services or the Home that the person needs, as fair-housing law provides, by writing to the contact for notices.

62. Signing electronically

Both sides may sign this lease electronically, and an electronic signature counts the same as one on paper. Anyone who would rather sign on paper may ask, and Landlord will arrange it.

63. Copies

Each Tenant receives a signed copy of this lease and its attachments, free of charge, when it is signed. Landlord will give another copy on request, within a reasonable time.

64. Language

If this lease was negotiated mainly in a language other than English, Tenant should ask for a translation, which the law requires in some places, and should ask for help with anything in this lease Tenant does not understand.

65. Lead-Based Paint Disclosure (homes built before 1978)

This section applies if the home was built before 1978, unless the home is exempt under federal law.☐ The home was built in 1978 or later, so this section does not apply.

Lead Warning Statement: Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

Landlord's disclosure (tick one): ☐ Landlord knows of lead-based paint and/or lead-based paint hazards in the housing, as follows: _____. ☐ Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

Records and reports (tick one): ☐ Landlord has provided Tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing: _____. ☐ Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Tenant's acknowledgment: Tenant has received copies of all information listed above and the pamphlet Protect Your Family From Lead in Your Home.

Agent's acknowledgment, if an agent acts for Landlord: The agent has informed Landlord of Landlord's obligations under 42 U.S.C. 4852d and is aware of the agent's duty to ensure compliance with 40 CFR Part 745, Subpart F.

Certification: By signing this Lease, each person signing certifies that, to the best of their knowledge, the information they have provided above is true and accurate. The dates of signature are those recorded with each signature on this Lease.

66. Accepting part of the rent in Arizona

Landlord does not have to accept a partial payment of rent or other charges. If Landlord accepts one, Landlord keeps the right to proceed against Tenant only if Tenant agrees, in a writing made at that time, to the terms of the partial payment about whether the tenancy continues. That writing must give the date the balance of the rent is due.

Accepting rent, or part of it, with knowledge that Tenant is in default can give up Landlord's right to end this lease for that breach, as Arizona law provides.

67. Arizona landlord and tenant law

Landlord informs Tenant in writing, by this clause, that the Arizona Residential Landlord and Tenant Act is available on the Arizona Department of Housing's website.

68. Bed bugs in Arizona

Landlord gives Tenant the educational information on bed bugs that Arizona law describes (A.R.S. 33-1319). It is attached to this lease as Information about bed bugs.

Tenant will not knowingly move anything infested with bed bugs into the Home. If Tenant knows that bed bugs are in the Home, Tenant will tell Landlord in writing or electronically.

69. Move-out inspection

Tenant may be present at Landlord's move-out inspection of the Home. When Tenant asks, Landlord will tell Tenant when Landlord's move-out inspection will occur.

70. Utilities billed separately

☐ Landlord bills Tenant separately for these utility services: _____.

☐ The bill is based on a submeter for the Home.

☐ The bill is divided among homes by this method: _____.

Landlord charges Tenant what the utility provider charges Landlord for these services plus an administrative fee for Landlord's actual administrative costs only. The administrative fee is _____. Landlord will not impose any additional charges.

71. If the Home is in Phoenix: Fair housing and source of income

Landlord will not refuse to rent the Home to Tenant, or treat Tenant differently in the terms, conditions or privileges of this lease or in the services and facilities that come with the Home, because of race, color, religion, sex, disability, familial status, national origin, sexual orientation, gender identity or expression, or source of income, as Phoenix City Code Chapter 18, Article III requires.

Source of income means any lawful source of income or support that provides funds to or on behalf of Tenant and is verifiable as to amount, regularity, receipt and length of time received, including wages, benefits, rental assistance and security deposit assistance, and any requirement of those programs. A small-owner exemption does not excuse discrimination that arises exclusively from source of income.

72. If the Home is in Tucson: Fair housing and source of income

Landlord will not refuse to rent the Home to Tenant, or treat Tenant differently in the terms, conditions or privileges of this lease or in the services and facilities that come with the Home, because of race, color, religion, ancestry, sex, age, disability, national origin, sexual orientation, gender identity, familial status, marital status or source of income, as Tucson Code Chapter 17, Article VII requires.

Source of income means any lawful source of income or support that provides funds to or on behalf of Tenant and is verifiable as to amount, regularity, receipt and length of time received, including wages, benefits, rental assistance and security deposit assistance, and any requirement of those programs.

73. Signatures

Landlord: _____ Date: _____

Tenant: _____ Date: _____

Tenant: _____ Date: _____

By signing, each party agrees to this lease and its attachments.

Move-in Condition Record

Landlord and Tenant fill this in together before Tenant moves in. Write what is there and what condition it is in, including anything Landlord provides. Note anything already damaged or worn, and take dated photos if you can. Each side keeps a signed copy. This record is part of the lease.

Entry and hallways: _____

Living room: _____

Kitchen: counters, cabinets, sink: _____

Kitchen: stove, oven, refrigerator: _____

Dining area: _____

Bedroom 1: _____

Bedroom 2: _____

Bedroom 3: _____

Bathroom 1: _____

Bathroom 2: _____

Windows, screens, blinds: _____

Floors and carpet: _____

Walls, ceilings, paint: _____

Heating and cooling: _____

Smoke and carbon monoxide alarms: _____

Laundry: _____

Garage, parking, storage: _____

Yard, patio, balcony: _____

Keys and remotes given: _____

Landlord: _____ Date: _____

Tenant: _____ Date: _____

Pet Addendum

This addendum is part of the lease. It applies to these pets only:

_____.

Tenant will keep each pet licensed and vaccinated as the law requires, keep it under control, clean up after it, and make sure it does not disturb neighbors or harm anyone. Tenant pays for any damage a pet causes beyond normal wear and tear.

A new or replacement pet needs Landlord's written agreement. Landlord may ask Tenant to remove a pet that seriously threatens health or safety, or that keeps disturbing neighbors after written warning, as the law allows.

An assistance animal for a person with a disability is not a pet, and this addendum does not apply to it.

Landlord: _____ Date: _____

Tenant: _____ Date: _____

Parking Rules

This addendum is part of the lease. Tenant may park in:_____.

Each vehicle must be in working order and legally registered. Tenant will not store or repair vehicles in a way that leaks fluids, blocks others or breaks local rules. A vehicle may be towed only as the law allows, and with any notice the law requires.

Landlord: _____ Date: _____

Tenant:_____ Date: _____

Smoke-Free Addendum

This addendum is part of the lease. No one may smoke or vape anything inside the Home, on its balconies or patios, in shared indoor areas, or anywhere else on the property that Landlord has marked as smoke-free.

Tenant is responsible for what Tenant's household and guests do. Tenant pays to repair damage caused by smoking or vaping beyond normal wear and tear, including burns and lasting odor. Where a person's disability calls for a change to this rule, Tenant may ask for one as fair-housing law provides.

Landlord: _____ Date: _____

Tenant:_____ Date: _____

Notice of foreclosure

This property is undergoing foreclosure. For more information on this action, you should contact _____ (name, address and phone number of the court where the action is filed or trustee, attorney or other responsible party). A sale at auction may or may not occur as a result of this foreclosure. Currently, the sale of this property has been set for _____ (time, date and place) or no date for sale of this property has been established.

Information about bed bugs

Landlord gives Tenant this information about bed bugs. It is the educational material on bed bugs that Arizona law describes (A.R.S. 33-1319), drawn from the U.S. Environmental Protection Agency's information, which has more at epa.gov/bedbugs.

What bed bugs are. Bed bugs are small insects that feed on blood, usually every 5 to 10 days, and they can live several months to a year without feeding. An adult is about the size of an apple seed (3/16 to 1/4 inch long), brown, with a flat, oval body; after feeding it swells and turns reddish brown. Young bed bugs are smaller and whitish yellow, and can be nearly invisible. Their eggs are the size of a pinhead and pearl white.

How they get in. Bed bugs travel on furniture, bedding, luggage, boxes and clothing from a place that has them into a new home. Arizona law names these as behaviors that are risk factors for attracting bed bugs: purchasing renovated mattresses, using discarded mattresses and furniture, using used or leased furniture, purchasing pre-owned clothing and traveling without proper precautions.

How to tell. Bites are a poor sign: they can look like other insect bites, rashes or hives, and some people do not react at all. Look instead for rusty or reddish stains on sheets or mattresses, dark spots of bed bug droppings, tiny eggs and eggshells, the pale yellow skins young bed bugs shed, and live bugs. Bed bugs hide in the seams, piping and tags of mattresses and box springs and in cracks in the bed frame and headboard. Where there are many, they also hide in the seams of chairs and couches, between cushions, in the folds of curtains, in drawer joints, in electrical outlets and appliances, and under loose wallpaper. A crack that will hold a credit card can hide a bed bug.

Keeping them out. Check secondhand furniture, beds and couches for signs of bed bugs before bringing them home, and check the luggage rack in a hotel room. A cover that encases the mattress and box spring takes away many hiding places; check it for holes. Reduce clutter and vacuum often. In a shared laundry, carry items in plastic bags, take them from the dryer straight into a bag and fold them at home; a dryer on high heat can kill bed bugs. In a building with other homes, door sweeps and sealed cracks around baseboards and light sockets help keep bed bugs from moving between homes.

If you think you have bed bugs. Bed bugs found early, before they spread, are easier and less costly to treat. Tell Landlord in writing or electronically as soon as you see signs of them.