

RESIDENTIAL RENTAL AGREEMENT (Arizona)

THIS RENTAL AGREEMENT is entered into by and between:

Landlord (or Agent): [NAME OF LANDLORD OR LANDLORD'S AGENT]
Address: [address of Landlord or Agent]

and

Tenant: [NAME(S) OF TENANT(S)]
Current Address: [address of tenant(s)]

Landlord, relying upon the representations of Tenant in the Rental Application, [a copy of which/the original of which] is attached to this Rental Agreement as Schedule A and made a part hereof by reference, hereby leases to Tenant and Tenant leases from Landlord the following described premises, subject to all of the terms and conditions set out in this Rental Agreement and the Schedules thereto.

1. Address of Leased Premises

[street address]
[city / town], Arizona [zip] (the "Premises")

2. Tenancy

The tenancy created by this Agreement shall be a month-to-month tenancy which will commence on the first (1st) day of _____, _____, and will terminate as provided for in this Agreement.

3. Rent & Other Monthly Charges

Monthly rent (the "Rent") for the Premises shall be _____ DOLLARS (\$###.##) per month, plus tax, to be made on or before the first (1st) day of each month.

All Rent and other amounts payable hereunder shall be paid by check, [pre-authorized debit] or money order per month. Cash will not be accepted under any circumstances. All Rent and any other payments to be made hereunder shall be made by mail or personal delivery to the Landlord at the address set out above, or such other address as the Landlord may from time to time designate in writing to the Tenant. If Rent payments are being sent by regular mail, the Tenant is responsible for ensuring that such payments are mailed with sufficient time to allow delivery by the 1st day of the month. If any rent payment is hand delivered to the Landlord, the Tenant should request a receipt from the Landlord as confirmation.

[if applicable: Advance rent for the first month, or portion of a month (prorated on a [30/31/28]-day basis) in the amount of \$###.## has been paid, receipt of which is acknowledged.]

Partial Rent payments may be refused at the option of the Landlord. If all Rent is not paid on or before the third (3rd) day of the calendar month, the Tenant shall be charged a late fee of _____ Dollars (\$##.##) per day, which will be charged as Additional Rent and added to the delinquent Rent payment. There is no grace period. Landlord may treat any tender of partial payment as a failure to pay Rent. Non-payment of Rent or habitual late payment of Rent shall be deemed sufficient reason for eviction.

The Tenant agrees to pay an administrative charge of \$##.## for each returned check.

4. Security Deposit

A security deposit of _____ DOLLARS (\$###.##) collected from Tenant shall be held by the Landlord, without interest, as security against loss from damage, nonpayment of rent, or any other breach of this Rental Agreement by Tenant. The non-refundable portion of the deposit as a minimum for cleaning and redecorating the Premises upon termination of the Rental Agreement is \$##.##.

Landlord promises to promptly return the Security Deposit, less reasonable deductions pursuant to law and the terms of this Rental Agreement, to Tenant within fourteen (14) days of the lawful termination of the tenancy hereunder.

Initials: _____