

K 212-4804

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Document updated:
June 1993**ADDENDUM 4A**

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1. This is an addendum originated by the: ☐ Seller ☐ Buyer ☒ Landlord ☐ Tenant.
2. This is an addendum to the Contract dated February 24, 2020 between the following Parties:
MO/DA/YR
3. Seller/Landlord: Bowles Owner, Cornerstone Property Services
4. Buyer/Tenant: Zaire London, Mari Manzanedo
5. Premises: 1405 N French St, Casa Grande, AZ 85122
6. The following additional terms and conditions are hereby included as a part of the Contract between Seller and Buyer for the above referenced Premises:
7. 1. Lease to be renewed and extended to 3/31/2024 at the rate outlined below.
8. Rent: \$995
9. Pet: \$0
10. Tax: \$17.91
11. Admin Fee: \$20
12. Total Due Monthly: \$1,032.91
13. ☐
14. First new payment starting 4/1/2023.
15. ☐
16. 2. All other terms and conditions shall remain the same.
17. _____
18. _____
19. _____
20. _____
21. _____
22. _____
23. _____
24. _____
25. _____
26. _____
27. _____
28. _____
29. _____
30. _____
31. _____
32. _____
33. _____
34. _____
35. _____
36. _____
37. _____
38. _____
39. _____
40. _____
41. _____

42. The undersigned agrees to the additional terms and conditions and acknowledges receipt of a copy hereof.

43. DocuSigned by: 3/16/2023

44. ☐ Seller ☐ Buyer MO/DA/YR

45. ☐ Landlord ☒ Tenant

DocuSigned by: 3/25/2023

☐ Seller ☐ Buyer MO/DA/YR

☐ Landlord ☒ Tenant

46. _____

47. ☐ Seller ☐ Buyer MO/DA/YR

48. ☐ Landlord ☐ Tenant

3/27/23

☐ Seller ☐ Buyer MO/DA/YR

☒ Landlord ☐ Tenant

49. **For Broker Use Only:**

Brokerage File/Log No. _____ Manager's Initials _____ Broker's Initials _____ Date _____ MO/DA/YR

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212-4804 JV

Document updated:
June 1993**ADDENDUM 3A**

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1. This is an addendum originated by the: ☐ Seller ☐ Buyer ☒ Landlord ☐ Tenant.
2. This is an addendum to the Contract dated March 16, 2022 between the following Parties:
MO/DAYR
3. Seller/Landlord: Bowles Owner AKA, Cornerstone Property Services
4. Buyer/Tenant: Zaire London, Mari Manzanedo
5. Premises: 1405 N French St, Casa Grande, AZ 85122
6. The following additional terms and conditions are hereby included as a part of the Contract between Seller and Buyer for the above referenced Premises:
7. 1. Lease to be renewed and extended to 3/31/2023 at a new rate outlined below.
8. Rent: \$995
9. Tax: \$17.91
10. Admin Fee: \$20
11. Total Due Monthly: \$1032.91
12. _____
13. First new payment starting 4/1/2022.
14. _____
15. 2. All other terms and conditions shall remain the same.
16. _____
17. _____
18. _____
19. _____
20. _____
21. _____
22. _____
23. _____
24. _____
25. _____
26. _____
27. _____
28. _____
29. _____
30. _____
31. _____
32. _____
33. _____
34. _____
35. _____
36. _____
37. _____
38. _____
39. _____
40. _____
41. _____
42. The undersigned agrees to the additional terms and conditions and acknowledges receipt of a copy hereof.

DocuSigned by: [Signature] 3/16/2022
☐ Seller ☐ Buyer MO/DAYR
☐ Landlord ☒ Tenant

DocuSigned by: [Signature] 3/25/2022
☐ Seller ☐ Buyer MO/DAYR
☐ Landlord ☒ Tenant

46. _____
☐ Seller ☐ Buyer MO/DAYR
☐ Landlord ☐ Tenant

[Signature] 3/25/22
☐ Seller ☐ Buyer MO/DAYR
☒ Landlord ☐ Tenant

49. For Broker Use Only:

Brokerage File/Log No. _____ Manager's Initials _____ Broker's Initials [Signature] Date 3/27/22
MO/DAYR

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RESIDENTIAL LEASE AGREEMENTDocument updated:
October 2019

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1. **LANDLORD:** Zhizhong Tang, Sushu Zhang or ☒ identified on Line 330.
PROPERTY OWNER(S) (LANDLORD) NAME(S)

2. **TENANT:** Zaire London, Mari Manzanedo
TENANT(S) NAME(S)

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

6. Premises Address: 1405 N. French St.

7. City: Casa Grande AZ, Zip Code: 85122

8. **Personal Property Included and to be maintained in operational condition by Landlord:**

9. ☐ Washer ☐ Dryer ☒ Refrigerator ☒ Range/Oven ☐ Dishwasher ☐ Microwave

10. ☒ Other: window coverings

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

12. 1 minor child

13.

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

18. **Addenda Incorporated:** ☒ Lead-based Paint Disclosure ☐ Move-In/Move-Out Condition Checklist

19. ☒ Other: Lux Home Realty Addendum

20. **Term:** The Lease Agreement shall begin on 02/24/20 at 12:00AM and end on 02/28/21 at 11:59PM,
MO/DA/YR TIME MO/DA/YR TIME

21. at which time this Lease Agreement shall automatically continue on a month-to-month basis, with all other terms and conditions set forth
22. herein remaining the same, unless either party provides written notice to the other of their intention to terminate the Lease Agreement.
23. 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
24. 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
25. termination Tenant shall return all keys/garage door/entry gate openers as described herein and vacate the Premises.

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

30. **Earnest Money:** ☐ No Earnest Money is required.

31. ☒ Earnest Money is required in the amount of \$ 500.00

32. Until offer is accepted, Landlord is entitled to lease the Premises to another tenant.

33. **Form of Earnest Money:** ☐ Personal Check ☒ Cashier's Check ☒ Other: Or Money Order

34. Upon acceptance of this offer by Landlord, Earnest Money will be deposited with:

35. ☒ Broker's Trust Account Lux Home Realty
(PRINT BROKERAGE FIRM'S NAME)

36. ☐ Landlord

37. ☐ Other: _____

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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
 39. dishonored for any reason, at Landlord's option, Landlord shall be immediately released from all obligations under this Lease Agreement by
 40. notice to Tenant. Upon acceptance of this Lease Agreement by all parties, all Earnest Money shall be applied to deposits and/or initial rents.

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 1st day
 42. of each month (regardless of weekends or holidays). Rent shall be payable in advance without deductions or offsets. Landlord is not required
 43. 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
 44. the amount of Rent due to equal the difference caused by the tax change upon thirty (30) days notice to Tenant.

45. **Rent:** Tenant shall pay monthly installments of \$ 670.00 plus any applicable sales taxes, which are currently
 46. \$ 12.06, totaling \$ 682.06 ("Rent") to: Lux Home Realty
 47. at: 3100 W. Ray Rd. #201 Chandler, AZ 85226

48. **Late Charges and Returned Checks:** A late charge of \$ \$50 Base/\$10 Daily shall be added to all Rent not received
 49. by ☐ 5:00 p.m. on the due date or ☒ 2 days after due date and shall be collectible as Rent. Tenant shall pay a charge of
 50. \$ 50.00 for all funds dishonored for any reason, in addition to the late charge provided herein.
 51. These additional charges shall be collectible as Rent. If a Rent payment has been returned unpaid for any reason,
 52. Landlord shall be entitled to demand that all sums due pursuant to this Lease Agreement be paid in the form of a cashier's
 53. check or money order.

54. **Late or Partial Payments:** The acceptance by Landlord of any late or partial payment shall not change the due date or amount of
 55. any required payment in the future and shall not relieve Tenant of any obligation to pay the balance of the Rent and any applicable
 56. late fees or costs.

57. **Rent Proration:** If Rent is being prorated for a period other than a full month, Tenant shall pay on 02/24/2020 \$ 138.62 plus any
 58. applicable sales tax of \$ 2.50, totaling \$ 141.12 for the prorated period beginning 02/24/2020 and ending 02/29/2020.
 MO/DAYR MO/DAYR

59. **Note:** The ARLTA prohibits a landlord from demanding or receiving security, however denominated, including,
 60. but not limited to, prepaid Rent in an amount or value in excess of one and one-half month's Rent; however the
 61. ARLTA does not prohibit a tenant from voluntarily paying more than one and one-half month's Rent in advance.
 62. The breakdown of the deposit amounts shown below is solely for the purpose of showing how such amounts
 63. were calculated and does not limit landlord's right to use all deposit amounts as permitted by the ARLTA.
 64. Deposits may be placed in interest-bearing accounts, which interest shall be retained by the Broker or Landlord.
 65. **REFUNDABLE DEPOSITS SHALL NOT BE USED AS A CREDIT TOWARDS LAST MONTH'S RENT.**

66. **Initial Rent Payment:** \$ 138.62

67. **Refundable Security Deposit Due:** "Security Deposit" is given to assure payment or performance under this Lease Agreement.
 68. "Security Deposit" does not include a reasonable charge for redecorating or cleaning.

69. Security deposit: \$ 900.00

70. Pet deposit: + \$ _____ (assistive and service animals are not considered "pets")

71. Cleaning deposit: + \$ _____

72. **Non-refundable Charges Due:**

73. Cleaning Fee: + \$ _____ (for additional cleaning and sanitizing of the Premises after Tenant vacates)

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

76. Pet Cleaning Fee: + \$ _____ (for additional wear, tear and cleaning after Tenant vacates)
 77. (assistive and service animals are not considered "pets")

78. Other Fee: + \$ 120.00 (for Administration Fee)

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

80. Sales tax charged: + \$ 2.50 City rental tax rate 1.800 % Taxable amount \$ 138.62

81. **Total Required Payment:** \$ 1,161.12

82. Less Earnest Money - \$ 500.00

83. **BALANCE DUE (CERTIFIED FUNDS):** \$ 661.12 to be delivered to Landlord on or before February 24, 2020
 MO/DAYR

84. **Refundable deposits will be held:** ☐ by Landlord ☒ in Broker's Trust Account Lux Home Realty

BROKERAGE FIRM NAME

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85. 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.

91. **Application/Credit/Background Contingency:** A credit/background report(s) application fee of \$ 75.00 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.

101. **Pets** (including, but not limited to animals, fish, reptiles or birds): Assistive and service animals are not considered "pets."
 102. ☒ No pets allowed. Tenant agrees not to keep or permit any pets on the Premises without prior written consent of the Landlord.
 103. ☐ Landlord hereby grants Tenant permission to keep the following described pet(s) on the Premises:

104. _____ and Tenant
 105. ☐ is required ☐ is not 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.

107. **Keys:** Landlord agrees to deliver to Tenant keys for Premises: ☒ 2 Door ☐ Pool ☐ Mail Box
 108. ☐ Entry Gate ☐ Other: _____ and ☐ garage door openers upon possession.
 109. 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.

115. **Utilities:** Tenant agrees to arrange, and pay for when due, all utilities except: water, sewer, trash

117. **Association:** Premises is located within a community association(s): ☐ Yes ☒ No If Yes, explain: _____

119. **Association Dues:** If applicable, homeowners' and other association dues and assessments shall be paid by Landlord.

120. **Maintenance Responsibility:** The following shall be the responsibility of the party indicated:

121. A. Pool Maintenance:
 122. Cleaning/Routine Maintenance: ☐ Landlord ☐ Tenant ☐ Association ☒ Not applicable
 123. Pool Chemicals: ☐ Landlord ☐ Tenant ☐ Association ☒ Not applicable
 124. B. Routine Pest Control: ☐ Landlord ☒ Tenant ☐ Association ☐ Not applicable
 125. C. Yard Maintenance:
 126. Front Yard: ☐ Landlord ☒ Tenant ☐ Association ☐ Not applicable
 127. Back Yard: ☐ Landlord ☒ Tenant ☐ Association ☐ Not applicable
 128. D. Other: city Fines ☐ Landlord ☒ Tenant ☐ Association ☐ Not applicable

129. **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 the Landlord to provide maintenance,

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137. make repairs, or otherwise requires Landlord to take action as required by the ARLTA, including, but not limited to any moisture
 138. conditions from any source, leaks, evidence of mold/mildew, or of any inoperative mechanical, plumbing or electrical system or
 139. component thereof. In the event Tenant notifies Landlord in writing of any condition requiring Landlord to make repairs or perform
 140. maintenance, such notice shall constitute permission from Tenant for Landlord to enter the Premises for the sole purpose of
 141. making the repairs or performing the maintenance requested. If Tenant fails to comply with such requirements, Landlord may
 142. make necessary repairs and submit a bill to Tenant subject to the provisions of the ARLTA. Tenant also agrees to replace furnace
 143. filters, air conditioning filters, light bulbs, water filters and smoke alarm and/or carbon monoxide detector batteries as frequently
 144. as conditions require, or as otherwise provided. Landlord agrees to maintain the Premises as provided in the ARLTA and shall
 145. comply with the requirements of applicable building codes, homeowners' association or other rules and regulations, make all repairs
 146. necessary to keep the Premises in a fit and habitable condition.

147. **Rules and Law:** Tenant has either received a copy of any rules, regulations, covenants, conditions and restrictions, homeowners'
 148. association rules, ordinances, and laws ("Rules and Law") concerning the Premises, or has made an independent investigation
 149. of the applicability of any such Rules and Law to Tenant's use of the Premises. If the homeowners' association, state, county,
 150. municipal or other governmental bodies adopt new ordinances, rules or other legal provisions affecting this lease Agreement,
 151. Landlord may make immediate amendments to bring this Lease Agreement into compliance with the law. In such event, Landlord
 152. agrees to give Tenant notice that this Lease Agreement has been amended and shall provide a brief description of the amendment
 153. and the effective date.

154. **Compliance with Rules and Law:** Landlord and Tenant agree to comply with the applicable Rules and Law concerning the
 155. Premises. Tenant agrees to supervise other occupants, family, guests, invitees, or other persons under Tenant's control to ensure
 156. their compliance with the Rules and Law and shall be responsible for any actions of the foregoing who violate this Lease Agreement
 157. or the applicable Rules and Law. Tenant shall immediately notify Landlord upon receipt of any notice of violation and shall pay any
 158. fines or penalties assessed by any governing body as a result of Tenant's noncompliance with Rules and Law.

(TENANT'S INITIALS REQUIRED)

TENANT TENANT

160. **Crime-Free Provision:** Tenant, occupants, family, guests, invitees, or other persons under Tenant's control shall not engage in or
 161. facilitate: (i) any acts involving imminent or actual serious property damage as defined by law; (ii) any criminal activity (state, federal or
 162. other municipality), including drug-related criminal activity, any act of violence or threats of violence, other illegal activity, including
 163. prostitution, criminal street gang activity, threatening or intimidating, unlawful discharge of firearms, or assault; (iii) jeopardize the health,
 164. safety and welfare of Tenants, Landlord, Landlord's representatives, agents or others.

165. **VIOLATION OF THIS PROVISION SHALL CONSTITUTE A MATERIAL AND IRREPARABLE VIOLATION OF THIS LEASE**
 166. **AGREEMENT AND CAUSE FOR IMMEDIATE TERMINATION OF THE TENANCY.**

167. **Swimming Pool Barrier Regulations:** Tenant agrees to investigate all applicable state, county, and municipal Swimming
 168. Pool Barrier Regulations and agrees to comply with said regulations while occupying the Premises, unless otherwise agreed in
 169. writing. If the Premises contains a swimming pool, Tenant acknowledges receipt of the Arizona Department of Health Services
 170. approved private pool safety notice. Landlord and Tenant expressly relieve and indemnify brokers from any and all liability and
 171. responsibility for compliance with any applicable pool barrier laws and regulations.

(TENANT'S INITIALS REQUIRED)

TENANT TENANT

173. **Lead-based Paint Disclosure:** If the Premises were built prior to 1978, the Landlord shall: (i) notify the Tenant of any known
 174. lead-based paint ("LBP") or LBP hazards in the Premises; (ii) provide the Tenant with any LBP risk assessments or inspections of
 175. the Premises in the Landlord's possession; (iii) provide the Tenant with the Disclosure of Information on Lead-based Paint and
 176. Lead-based Paint Hazards, and any report, records, pamphlets, and/or other materials referenced therein, including the
 177. pamphlet "Protect Your Family from Lead in Your Home" (collectively "LBP Information").

178. ☒ The Premises were constructed prior to 1978 and Tenant has received and executed the Disclosure of Information on
 179. Lead-based Paint and Lead-based Paint Hazards, and has received any reports, records, pamphlets, and/or other materials
 180. referenced therein, including the pamphlet "Protect Your Family from Lead in Your Home."

(TENANT'S INITIALS REQUIRED)

TENANT TENANT

OR

183. ☐ Premises were constructed in 1978 or later.

(TENANT'S INITIALS REQUIRED)

TENANT TENANT

185. **Smoke Detectors:** The Premises ☐ does ☒ does not contain smoke detector(s). If yes, Tenant shall maintain the
 186. detector(s) in working condition, change batteries and notify Landlord if the detector is not working properly or missing from
 187. the Premises.

188. **Carbon Monoxide Detectors:** The Premises ☐ does ☒ does not contain carbon monoxide detector(s). If yes, Tenant shall
 189. maintain the detector(s) in working condition, change batteries and notify Landlord if the detector is not working properly or
 190. missing from the Premises.

JB
LANDLORD LANDLORD

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191. **Fire Sprinklers:** The Premises ☐ does ☒ does not contain fire sprinklers. If yes, Tenant shall notify Landlord if the
 192. sprinklers are not working properly or are missing from the Premises.
193. **Alterations and Improvements:** Tenant shall not make any alterations, changes or improvements to the Premises without
 194. Landlord's prior written consent. Tenant may be held responsible for any damages resulting from unauthorized alterations,
 195. changes or improvements as well as the cost to restore the Premises to its move-in condition.
196. **Tenant Liability/Renter's Insurance:** Tenant assumes all liability for personal injury, property damage or loss, and insurable
 197. risks except for that caused by Landlord's negligence. Landlord strongly recommends that Tenant obtain and keep renter's
 198. insurance in full force and effect during the full term of this Lease Agreement.
199. **Access:** Tenant shall not unreasonably withhold consent to Landlord or Landlord's representative(s) to enter into the Premises to inspect;
 200. make necessary or agreed repairs, decorations, alterations or improvements; supply necessary or agreed services; or exhibit the Premises
 201. to prospective or actual purchasers, mortgagees, tenants, workmen or contractors. Landlord may enter the Premises without consent of
 202. Tenant in case of emergency. Landlord shall not abuse the right to access or use it to harass Tenant. Except in case of emergency,
 203. 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
 204. intent to enter and enter only at reasonable times.
205. **Tenant Obligations upon Vacating Premises:** Upon termination of this Lease Agreement, Tenant shall surrender the Premises
 206. to Landlord in the same condition as when the Agreement term commenced, reasonable wear and tear excepted; all debris will
 207. be removed from the Premises; mail forwarded; and keys/garage door opener/entry gate opener returned to Landlord/Property
 208. Manager/Authorized Representative. Tenant shall have all utilities on until completion of the move-out inspection. Tenant may be
 209. present at the move-out inspection and, upon request, the Tenant shall be notified when the move-out inspection will occur.
210. **Trustee'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
 211. sale or other notice of foreclosure on the Premises. Tenant shall notify Landlord immediately upon receipt of any notice of trustee's sale
 212. or other notice on the Premises. Landlord shall not allow the Premises to be foreclosed.
213. **Death of Tenant:** Tenant may provide and update Landlord with the name and contact information of a person who is authorized to
 214. enter the Premises to retrieve and store Tenant's personal property if Tenant dies during the term of this Lease Agreement. In the event
 215. of Tenant's death during the term of this Lease Agreement, Landlord may release Tenant's personal property pursuant to the ARLTA.
216. **Breach:** In the event of a breach of this Lease Agreement, the non-breaching party may proceed against the breaching party in
 217. any claim or remedy that the non-breaching party may have in law or equity.
218. **Attorney Fees and Costs:** The prevailing party in any dispute or claim between Tenant and Landlord arising out of or relating to this
 219. Lease Agreement shall be awarded all their reasonable attorney fees and costs, along with all costs and fees incurred as a result of any
 220. collection activity. Costs shall include, without limitation, expert witness fees, fees paid to investigators, and arbitration costs.
221. **Servicemembers' Civil Relief Act:** If Tenant enters into military service or is a military service member and receives military orders
 222. 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
 223. ninety (90) days or more, Tenant may terminate this Lease Agreement by delivering written notice and a copy of Tenant's official
 224. military orders to Landlord. In such a case, this Lease Agreement shall terminate thirty (30) days after the next monthly rental payment
 225. is due. Military permission for base housing does not constitute a change of permanent station order.
226. **Copies and Counterparts:** A fully executed facsimile or electronic copy of the Lease Agreement shall be treated as an original.
 227. This Lease Agreement and any other documents required by this Lease Agreement may be executed by facsimile or other electronic
 228. means and in any number of counterparts, which shall become effective upon delivery as provided for herein, except that the Lead-
 229. based Paint Disclosure Statement may not be signed in counterpart. All counterparts shall be deemed to constitute one instrument,
 230. and each counterpart shall be deemed an original.
231. **Entire Agreement:** This Lease Agreement, and any addenda and attachments, shall constitute the entire agreement between Landlord
 232. and Tenant, shall supersede any other written or oral agreements between Landlord and Tenant and can be modified only by a writing
 233. 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
 234. Agreement.
235. **Time of Essence:** Time is of the essence in the performance of the obligations described herein.
236. **Arizona Law:** This Agreement shall be governed by Arizona law and jurisdiction is exclusively conferred on the State of Arizona.
237. **Waivers:** No waiver by Landlord of any provision herein shall be enforceable against Landlord unless in writing signed by Landlord, nor
 238. 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.
 239. Landlord's consent to or approval of any act shall not constitute a continuing consent to or approval of any subsequent act by Tenant.
240. **Subordination:** This Lease Agreement shall be subordinate to all present and future ground leases, mortgages, deeds of trust and
 241. any other encumbrances consented to by Landlord and also to any modifications or extensions thereof. Tenant agrees to execute any
 242. subordination agreements or other similar documents presented by Landlord within three (3) days of delivery.
243. **Permission:** Landlord and Tenant grant Brokers permission to advise the public of this Lease Agreement and the price and terms herein.

DS JB LANDLORD	<Initials	Residential Lease Agreement • Updated: October 2019 Copyright © 2019 Arizona Association of REALTORS®. All rights reserved.	Initials>	DS TENANT	DS TENANT
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Residential Lease Agreement >>

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244. **Equal Housing Opportunity:** Landlord and Brokers comply with federal, state, and local fair housing laws and regulations.
245. **Construction of Language:** The language of this Lease Agreement shall be construed according to its fair meaning and not
 246. strictly for or against either party. All singular and plural words shall be interpreted to refer to the number consistent with circumstances
 247. and context.
248. **Court Modification:** If any provision of this Lease Agreement is found by a court to be invalid, illegal or vague, the parties agree
 249. that such provision shall be modified or stricken by the court to the minimum extent deemed necessary to make it valid, legal and
 250. enforceable and that all other provisions of this Lease Agreement shall remain in full force and effect.
251. **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.
 252. and end at 11:59 p.m.
253. **Notices:** Unless otherwise provided for by statute or by agreement of the parties, all notices herein shall be in writing and
 254. shall be delivered to Landlord at the address set forth herein and to Tenant at the Premises and shall be sent by registered or
 255. certified mail, or personally delivered. Such notice shall be deemed received on the date the notice is actually received or
 256. five (5) days after the date the notice is mailed by registered or certified mail, whichever occurs first.
257. **Additional Terms:**
258. *Tenant is required to have renter's insurance during the duration of the lease. ☐
259. *No smoking inside of the home. ☐
260. *Security deposit becomes non-refundable if Tenant terminates the lease agreement prior
 261. to the expiration of contract (exceptions can be granted with a valid reason). ☐
262. *If property has a Homeowners' Association (HOA), Tenant must comply with all HOA rules
 263. which includes, but is not limited to; street parking, waste container storage, front
 264. yard maintenance (includes condo patios). Notices of violations from the HOA will
 265. proceed any actual fees. Tenant will have ample time to correct any notices. If notices
 266. become fines, Tenant will be responsible for payment and correction of the violation. ☐
267. *Tenant must return all keys and garage door openers as indicated on lease upon move out
 268. or there is a \$100.00 charge per item or for re-key services and/or replacement. ☐
269. *Tenant shall provide 30 days written notice to Landlord of intent to renew lease or
 270. leave the last month of tenancy. ☐
271. *Tenant must change the AC filter once every month at the Tenant's own expense to
 272. maintain the efficiency of the unit as part of the maintenance of the property. ☐
273. *There is a \$5.00 convenience fee per transaction if you choose to pay rent online. ☐
274. **Tenant Acknowledgment:** By signing below, Tenant acknowledges that: (i) A free copy of the Arizona Residential Landlord
 275. and Tenant Act is available through the Arizona Department of Housing; (ii) Landlord shall furnish upon move-in, a move-
 276. in form for specifying any existing damages to the Premises and Tenant shall return the completed move-in form to Landlord
 277. within five (5) days or _____ days of occupancy or Tenant accepts the Premises in its existing condition; (iii)
 278. Tenant is hereby notified that Tenant is entitled to be present at the move-out inspection; (iv) Tenant understands and
 279. agrees to the terms and conditions of this Lease Agreement, and acknowledges a receipt of a copy of all (eight) 8 pages of
 280. the Lease Agreement and any addenda.
281. **INDEMNITY AND RELEASE: THE PARTIES TO THIS LEASE AGREEMENT AGREE TO INDEMNIFY AND HOLD HARMLESS**
 282. **BROKERS, PROPERTY MANAGERS, AND ANY OF THEIR RESPECTIVE AGENTS, REPRESENTATIVES OR EMPLOYEES**
 283. **FROM ANY LOSS, CLAIM, LIABILITY OR EXPENSE ARISING FROM INJURY TO ANY PERSON OR DAMAGE TO OR**
 284. **LOSS OF ANY PROPERTY, IN ANY WAY CAUSED BY THE PARTIES AND TENANT'S FAMILY, GUESTS, INVITEES,**
 285. **AGENTS, PETS OR OTHERS UNDER THEIR CONTROL.**
286. (LANDLORD'S INITIALS REQUIRED) JB
DS
LANDLORD
287. (TENANT'S INITIALS REQUIRED) 
DS
TENANT
288. **Terms of Acceptance:** This offer will become a binding lease agreement when acceptance is signed by Landlord and a signed
 289. copy delivered in person, by mail, facsimile or electronically, and received by Broker on behalf of Tenant if applicable, or
 290. by Tenant no later than February 18, 2020 at 3:00 ☐ a.m. ☒ p.m., Mountain Standard Time. Tenant may
 291. withdraw this offer at any time prior to receipt of Landlord's signed acceptance. If no signed acceptance is received by this date and
 292. time, this offer shall be deemed withdrawn.

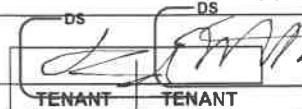
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Residential Lease Agreement

293. THIS LEASE AGREEMENT CONTAINS (EIGHT) 8 PAGES EXCLUSIVE OF ANY ADDENDA AND ATTACHMENTS. PLEASE
 294. ENSURE THAT YOU HAVE RECEIVED AND READ ALL (EIGHT) 8 PAGES AS WELL AS ANY ADDENDA AND ATTACHMENTS.

Broker on behalf of Tenant:

296. Lux Home Realty
 PRINT SALESPERSON'S NAME AGENT CODE PRINT FIRM NAME FIRM CODE

297.
 PRINT SALESPERSON'S NAME AGENT CODE PRINT FIRM NAME FIRM CODE

298. 1
 FIRM ADDRESS CITY STATE ZIP CODE

299.
 TELEPHONE FAX EMAIL

300. **Agency Confirmation:** The Broker is the agent of (check one):

301. ☐ Tenant exclusively; or ☐ both Tenant and Landlord

302. **The undersigned agree to lease the Premises on the terms and conditions herein stated and acknowledge receipt of a copy hereof including Tenant Attachment.**

304. DocuSigned by: 2/14/2020 DocuSigned by: 2/14/2020
 ^ TENANT'S SIGNATURE MO/DA/YR ^ TENANT'S SIGNATURE MO/DA/YR
Zaire London 969E9E756D55482...
Mari Manzanedo

305.
 ADDRESS

306.
 CITY STATE ZIP CODE

LANDLORD ACCEPTANCE

307. **Broker on behalf of Landlord:**

308. Jennifer Bell jb2187 Lux Home Realty luho001
 PRINT SALESPERSON'S NAME AGENT CODE PRINT FIRM NAME FIRM CODE

309.
 PRINT SALESPERSON'S NAME AGENT CODE PRINT FIRM NAME FIRM CODE

310. 3100 W. Ray Rd. #201 Chandler AZ 85226
 FIRM ADDRESS CITY STATE ZIP CODE

311. (480) 688-9948 jbell@luxhomerealtyaz.com
 TELEPHONE FAX EMAIL

312. **Broker** is not authorized to receive notices or act on behalf of Landlord unless indicated below.

313. **Agency Confirmation:** The Broker is the agent of (check one):

314. ☒ Landlord exclusively; or ☐ both Landlord and Tenant

315. **Property Manager**, if any, authorized to manage the Premises and act on behalf of Landlord pursuant to separate
 316. written agreement:

317. Jennifer Bell (480) 688-9948
 NAME TELEPHONE

318. Lux Home Realty (480) 207-5980
 FIRM TELEPHONE

319. 3100 W. Ray Rd. #201 Chandler AZ 85226
 ADDRESS CITY STATE ZIP CODE

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Residential Lease Agreement

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

321. **Lux Home Realty**

NAME / LANDLORD'S NAME

322. **c/o Jennifer Bell****(480) 207-5980**

PROPERTY MANAGER / AUTHORIZED REPRESENTATIVE

TELEPHONE

323. **3100 W. Ray Rd. #201****Chandler****AZ****85226**

ADDRESS

CITY

STATE

ZIP CODE

324. **Landlord Acknowledgment:** Landlord has read this entire Agreement. Landlord acknowledges that Landlord understands the
 325. terms and conditions contained herein. Landlord accepts and agrees to be bound by the terms of this Lease Agreement.
 326. 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
 327. Broker involved in this Lease Agreement.

328. **LANDLORD ACKNOWLEDGES THAT LANDLORD HAS PROVIDED THE REQUIRED INFORMATION ON RESIDENTIAL**
 329. **RENTAL PROPERTY TO THE APPLICABLE COUNTY ASSESSOR.**

330. ☐ Counter Offer is attached, which is incorporated herein by reference. If there is a conflict between this Lease Agreement
 331. and the Counter Offer, the provisions of the Counter Offer shall be controlling. (Note: If this box is checked, Landlord
 332. should sign both Lease Agreement and Counter Offer.)

DocuSigned by:

2/15/2020

333. **Jennifer Bell**

MO/DA/YR

SIGNATURE OF LANDLORD OR PROPERTY MANAGER (IF AUTHORIZED)

334. **Zhizhong Tang**

PRINT LANDLORD NAME

2/15/2020

335. **Jennifer Bell**

MO/DA/YR

SIGNATURE OF LANDLORD OR PROPERTY MANAGER (IF AUTHORIZED)

336. **Sushu Zhang**

PRINT LANDLORD NAME

337. **Lux Home Realty**

PRINT PROPERTY MANAGER NAME

338. **3100 W. Ray Rd. #201**

ADDRESS

ADDRESS

339. **Chandler****AZ****85226**

CITY

STATE

ZIP CODE

CITY

STATE

ZIP CODE

340. ☐ **OFFER REJECTED BY LANDLORD OR PROPERTY MANAGER (IF AUTHORIZED):**

MONTH

DAY

YEAR

(LANDLORD'S INITIALS)

For Broker Use Only:

Brokerage File/Log No. _____

Manager's Initials _____

Broker's Initials _____

Date **2/15/2020**

MO/DA/YR

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 LANDLORD LANDLORD

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Addendum to the Lease Agreement

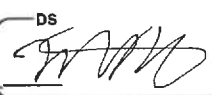
Addendum Acknowledgement: Tenant acknowledges this Addendum incorporated into the Lease Agreement and has been reviewed with the Leasing Agent.

Rental Repair Requests: All rental repair requests must be made through Lux Home Realty. Please contact Emily Ortiz at 480.207.5980 to schedule these repairs. Repair requests made on the weekend could require 48 hours for service. In cases of emergencies on the weekend, please contact Carolyn Fiedler at 602.228.3507 or Jennifer Bell at 480.688.9948.

Rental Repair Process: Tenant may not arrange property maintenance, cleaning or other repairs using outside repair vendors expecting Landlord or Property Manager to pay for such services. Landlord or Property Manager's vendors must complete any work done on the Premises. Tenant may not perform work on the premises in exchange for rent, deposits or other credits without Landlord's prior written consent. Tenant shall be responsible for any damage to the premises caused by use of an improper cleaning method or chemical. Tenant may not deduct amounts of supplies, repairs, cleaning or maintenance of the Premises from rent. All maintenance requests must be made in writing to Property Manager or submitted online through Property Manager's website. Tenant must include name, address, email, best available contact phone number and a detailed description of the problem along with any history of the problem and, if possible, pictures of the problem. Tenant must notify Property Manager immediately if the maintenance request was not completed in a satisfactory manner by the assigned vendor.

Non-emergency Repairs: Non-emergency repairs to the property will be performed between 8:00AM-6:00PM Monday through Saturday. If Tenant requests a service call and fails to keep a scheduled service appointment without a 90 minute notification, a service charge of \$75.00 will be billed to Tenant's account.

Tenant Maintenance Charges: Any maintenance done to the property deemed by Landlord to be caused by Tenant fault or neglect will be the responsibility of Tenant to pay. Tenant agrees to pay for the service calls when Tenant orders a repair and the worker finds no repair is needed or if Tenant makes an appointment and does not allow access for the worker at the arranged time. Tenant is responsible for lost keys or "lock outs" and must call their own locksmith at Tenant's cost. Tenant shall supply a duplicate key to Property Manager. Tenant must pay towing bills and storage costs for removing non-operating or illegally parked vehicles. Tenant is responsible for the cost of replacing any lost, stolen or damaged gate or garage remotes and/or pool/gym and neighborhood access keys. If Tenant requests a service call and fails to keep a scheduled service appointment without a 90 minute notification, a service charge of \$75.00 will be billed to Tenant's account.

Initial  Initial 

Scottsdale Office:
10405 E. McDowell Mtn. Ranch Rd.
#271
Scottsdale, AZ 85255
Jennifer Bell
Designated Broker
480.688.9948

Lux Home Realty, LLC

Chandler Office:
3100 W. Ray Rd. #201
Chandler, AZ 85226
Emily Ortiz
Account Manager
480.207.5980



Maintenance of the Premises by Tenant: Normal property maintenance of the house is the responsibility of Tenant. Tenant must maintain the front yard from weeds, over grown plants and trees, debris (furniture included) and general appearance, even if there is not a neighborhood HOA. Failure to maintain the yard after a 2nd notice from Landlord or Owner is a breach of this lease. Tenant acknowledges that they are responsible for all pest control. Landlord suggests that Tenant maintains a monthly service contract with a pest control company. Tenant acknowledges that they live in the desert and that pests such as ants, crickets, roaches and scorpions are part of desert living.

Maintenance of the Premises by Landlord: Landlord has the option to NOT maintain, repair or replace electrical or mechanical personal property devices or any other items not needed for habitability including, but not limited to: icemakers, alarm systems, solar water heaters, reverse osmosis systems and water softener systems. Landlord replacement of unrepairable Landlord personal property may be replaced with similar but not exact brand or model and, therefore, may or may not include all features of the previous item.

Tenant is responsible for the following tasks:

- a) Test smoke detectors and carbon monoxide detectors monthly and replace batteries as necessary. Tenant shall notify Landlord/Property Manager within 24 hours if any detectors stop functioning.
- b) Replace air filters every 30 days. Failure to change the air filters may result in additional charges to Tenant if damage occurs as a result of not replacing the filters on a regular basis. Tenant is to never run the HVAC unit without a filter in place.
- c) Maintain all landscaping such as lawns, desert landscaping, shrubs and trees including, but not limited to: mowing, trimming and watering. Failure to maintain the exterior of the Premises will be considered a breach of the Lease Agreement.
- d) Replace batteries on garage door, entry gate and access remotes as needed.
- e) Replace all exterior and interior light bulbs as needed.
- f) Replace reverse osmosis filters and water softener salts frequently as conditions require.
- g) If the Premises has an irrigation system, Landlord will maintain the valves, timers and pipes. Sprinkler heads and the above ground drip system are Tenant's responsibility and Tenant will be charged for any damage to the landscaping which occurs as a result of neglect or failure to replace any damaged or missing parts.

Repairs and maintenance resulting from Tenant occupancy beyond normal "wear and tear" occurring after Tenant move in, as a result of Tenant use, will be performed by Tenant at their expense which includes, but is not limited to:

- a) Replacing AC filters.
- b) Plumbing clogs of sinks/bathtubs.
- c) Toilet seats, toilet clogs and flooding because of clogs.
- d) Garbage disposal blockage.
- e) Dishwasher cleaning and maintenance.
- f) Damage to mini-blinds/window coverings.
- g) Damage to ceiling fans.
- h) Broken door knobs, handles and bathroom towel bars and/or racks caused by tenant use.
- i) Tree trimming, bush trimming and lawn and yard maintenance in compliance with the HOA.
- j) Light bulb replacement.
- k) Batteries in the smoke detectors.
- l) Loose screws on appliances.

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Tenant will be charged for the following:

- a) HVAC unit issues due to not changing the filters.
- b) Foreign objects or sanitary products causing blockage in the toilets or sewer lines.
- c) Excess hair or foreign objects causing blockage in shower, sink or sewer lines.
- d) Repairing or replacing broken or cracked glass.
- e) Foreign objects, grease or excess food jamming or damaging the garbage disposal.

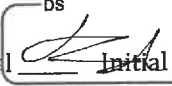
Tenant expense recovery charges must be paid within ten (10) days of the notice.

Notification of Damage to the Property: Failure to notify Lux Home Realty of damage caused to the property during Tenant occupancy will be deemed a violation of this lease with the option of terminating to be decided by Landlord.

HVAC Unit: Per ARS 33-1324, Landlords are required to keep the premises in a fair condition, including a functioning HVAC unit in the summer and winter months. It allows for repairs and/or replacement in a reasonable time. Tenant understands a reasonable time to repair or replace the HVAC unit could require several days. The Landlord is not required to provide Tenant alternate housing during this interval.

Notice and Disclosure Regarding Mold and Bedbugs: There has been some recent publicity regarding the existence of certain types of non-toxic mold and bedbugs in homes, apartments and commercial buildings. Current information indicates that some types of mold may cause severe health problems for certain individuals. Current information indicates that bedbugs, although not harmful, are a nuisance. Property Managers and Real Estate Agents are not trained to identify mold, bedbugs or similar conditions. Mold and bedbugs are not always detectable by a Property Manager or a Real Estate Agent and sometimes not even by a professional home inspector or pest control inspector. It is even possible that a property could have a serious, but hidden, mold or bedbug problem unknown to the Landlord. The only way to provide a reasonable assurance that a property does not have a mold, bedbug or other health hazard problems is to retain the services of an environmental expert or bedbug pest control specialist who will conduct specific tests. Normally, these tests will consist of an interior and exterior examination and other procedures may be necessary. Any visible mold or bedbug concern should be professionally evaluated. Since most varieties of mold thrive in moisture, it is extremely important that you report all water leaks to Property Manager in a timely manner. It is also your obligation to report any signs of mold, bedbugs or unusual odors on the premises. If the presence of mold and/or bedbugs is a material matter, you must conduct any and all inspections or tests prior to signing this Lease Agreement.

Pools and Spas: Should Tenant be responsible for the maintenance of a pool or spa on the premises, Tenant agrees to maintain proper levels of water and proper chemical balance. Tenant must report any malfunction or other problem even when Tenant is not responsible for maintenance. Pools must be swept completely and debris removed from filter baskets weekly. Tenant agrees to provide backwashing or main filter cleaning monthly. "Chemical Only" service will not include sweeping, main filter cleaning or backwashing. If, in the opinion of Landlord or Property Manager, pool maintenance is not being performed properly, Landlord or Property Manager may arrange outside pool maintenance and Tenant agrees to allow access and pay all costs for such maintenance after Landlord or Property Manager provides notice to Tenant.

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Crime: In the even that Tenant or Tenant's guest(s) are involved in a crime in or around the property, Tenant will be immediately evicted for that action. Tenant further agrees to report any actions by others that violate city or state laws. Tenant agrees that any police report made that involves Tenant, Tenant's guest(s) or the rental property may be admitted as evidence and hereby waives any hearsay objections.

Weapons: Weapons (including guns) are prohibited in any common area. All guns must be holstered and stored in a safe manner at all times and stored separately from ammunition.

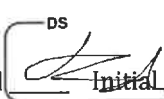
Satellite Dishes: Tenant agrees that if Tenant elects to install a satellite dish, they shall comply with all FCC regulations and any other restrictions that restrict the placement of the dish (ie. community (HOA), city, state, etc.). Landlord will not unreasonably prohibit placement of said satellite dish but will prohibit Tenant from attaching the dish directly to Landlord's property in any manner (ie. nails or screws) unless Landlord gives written consent for the permanent placement of the dish. Tenant must obtain insurance to cover the installation of the dish, naming the owner and Lux Home Realty listed at additional insured.

Pet Restrictions: Tenant agrees to specifically identify in writing the breed and sex of every animal living on the premises. Tenant agrees to provide proof of licensing and up-to-date shot records for each of these animals. Tenant agrees to comply with all community/city/state rules and regulations regarding pets. Tenant agrees to maintain an insurance policy that covers the pet(s) listed and agrees to name the owner and Lux Home Realty listed at additional insured. Tenant agrees to not permit any other animals to visit or live on the premises. Written permission by Landlord and a pet deposit is required for each animal living on the premises. Assistive animals are exempted from these requirements.

Smoking: Smoking is not permitted inside of the property at any time. Evidence of smoking inside the property will be considered a breach of the lease. Tenant agrees to pay Landlord a fine of \$100.00 for violation of this provision and further understands that this is a noncompliance of the lease terms.

Renter's Insurance: Tenant hereby acknowledges the Renter's Insurance is required to be carried on the property throughout their tenancy. A copy of the policy's declaration page must be submitted to Lux Home Realty with Landlord and Lux Home Realty listed as additional insured. In the case of theft, flooding, vandalism, or other acts of damage to personal property inside of the property, Landlord will not be held liable. It is the responsibility of Tenant to obtain this insurance to protect personal items.

Move-In/Move-Out Condition Checklist: A Move-In/Move-Out Condition Checklist has been provided by Agent. Tenant agrees to fill out, list any discrepancies and return the Move-In/Move-Out Condition Checklist to Property Manager within seven (7) calendar days from the beginning date of the lease term. Failure by Tenant to return the Move-In Condition Checklist to Property Manager and require receipt of delivery shall be evidence that the premises is in good condition and that there are no defects.

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Utilities: It is the responsibility of Tenant to have all property utilities transferred to Tenant's name and turned on as of the lease starting date and before the scheduled walk-through to test appliances. Tenant acknowledges that they are responsible for all utilities. In the event that Tenant fails to transfer the utilities into their name as of the lease starting date and the utilities are not paid for by Tenant and/or shut off during tenancy, or if the utilities are transferred back into Landlord's name by the utility company due to non-payment by Tenant, Tenant agrees that Landlord may immediately file for an eviction following a 5-Day Notice of that breach.

Mailed Rent Payments: Lux Home Realty will process the rent payment for the date it is RECEIVED, not the date it is postmarked.

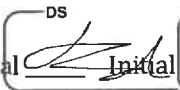
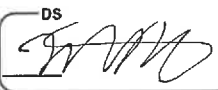
Security Deposits, Late Payments and Bounced Checks: Tenant's Security Deposit will never be used for last month's rent. No personal checks will be accepted for security deposits or late rent payments; Cashier's Check or Money Order only. All late charges will apply (\$50.00 Late Payment Fee on the 4th day of the month and \$10.00 per day after that) and will continue to accrue until the rent is received. \$50.00 will be charged for each bounced check (checks with insufficient funds).

Lease Changes and Additional Occupants: Tenant acknowledges that there is a \$150.00 administrative fee for any changes made to the lease, after Tenant has signed original lease agreement, including, but not limited to, adding or removing tenants. Tenant acknowledges that any person(s) not signed on the Lease Agreement as an occupant, yet residing at the property more than four (4) days a week for a period of more than thirty (30) days total is in violation of this agreement. Exceptions can be made if a written request is submitted to Property Manager and approved by Landlord.

Term: Tenant agrees to a five percent (5%) monthly rent increase for continuing the Lease Agreement month to month. IF TENANT 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 MONTHS' PERIODIC RENT OR TWICE THE ACTUAL DAMAGES SUSTAINED BY LANDLORD, WHICHEVER IS GREATER, AS PROVIDED FOR IN THE ARIZONA RESIDENTIAL LANDLORD AND TENANT ACT. ("ARLTA")

Tenant Renewal Fee (Administration Fee): Tenant agrees to pay a \$120.00 Tenant Renewal Fee (Administration Fee) to Property Manager on each renewal or extension of the Lease Agreement. This fee covers administrative work done by Property Manager in order to renew the lease (ie. inspection of property, comparable property analysis, generating the new lease agreement, paperwork, computer updates, etc.).

Abandoned Property: In the event that Tenant abandons any personal property in or around the dwelling unit after they vacate the home, Landlord may destroy or otherwise dispose of some or all of the property if Landlord reasonably determines that the value of the property is so low that the cost of moving, storage and/or conducting a sale exceeds the amount that would be realized from the sale.

Initial  Initial 



Multiple Tenants and Notice: If there are multiple tenants in the home, Notice from one Tenant shall be considered Notice from all Tenants.

Evictions: A 5-Day Notice to vacate the premises shall be processed at the discretion of Lux Home Realty based on no rent being paid on time. A \$75.00 Processing Server Fee will be charged to Tenant. If rent has been made within the 5-day period then no further action is required.

Jury Trial Waiver and Attorney Fees: Landlord and Tenant hereby waive their right to a jury trial. The prevailing party to any lawsuit or other legal action is entitled to attorney fees and costs.

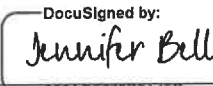
Collection Costs: In the event Tenant breaches the Lease Agreement, Landlord is entitled to recover, as additional damages, all costs to collect the monies owed, including any monies Landlord pays a collection company or attorney to collect those funds.

X 
 DocuSigned by:
 A638944DC3DD4F2...
 Tenant Signature

Date: 2/14/2020

X 
 DocuSigned by:
 060E0E76CB55482...
 Tenant Signature

Date: 2/14/2020

X 
 DocuSigned by:
 Jennifer Bell
 880AC5770B2A45D...
 Landlord/Property Manager/Broker Signature

Date: 2/15/2020

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS (RENTALS)

Document updated:
January 2009

The pre-printed portion of this form has been drafted by the Arizona Association of REALTORS®. Any change in the pre-printed language of this form must be made in a prominent manner. No representations are made as to the legal validity, adequacy and/or effects of any provision, including tax consequences thereof. If you desire legal, tax or other professional advice, please consult your attorney, tax advisor or professional consultant.

1. Premises Address: 1405 N. French St., Casa Grande, AZ 85122

2. **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 taken care of properly. Lead exposure is especially harmful to young children and pregnant women. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Before renting pre-1978 housing, landlords must disclose the presence of known lead-based paint and lead-based paint hazards in the dwelling. Tenants must also receive a federally-approved pamphlet on lead poisoning prevention.

LANDLORD'S DISCLOSURE (Landlord must complete and initial sections a, b and c below)

7. (a) Lead-based paint and/or lead-based paint hazards (check 1 or 2 below):
8. 1. ☐ Landlord is aware that lead-based paint and/or lead-based paint hazards are present in the residence(s) and/or building(s) included in this rental. (Explain) _____
9. 2. ☒ Landlord has no knowledge of any lead-based paint and/or lead-based paint hazards in the residence(s) and building(s) included in this rental.
10. (LANDLORD'S INITIALS REQUIRED) JB _____
11. LANDLORD LANDLORD
12. (b) Records and reports available to the landlord (check 1 or 2 below):
13. 1. ☐ Landlord has provided the tenant with all available records and reports relating to lead-based paint and/or lead-based paint hazards in the residence(s) and building(s) included in this rental. (List documents) _____
14. 2. ☒ Landlord has no records or reports relating to lead-based paint and/or lead-based paint hazards in the residence(s) and building(s) included in this rental.
15. (LANDLORD'S INITIALS REQUIRED) JB _____
16. LANDLORD LANDLORD
17. (c) Landlord acknowledges his obligation to disclose to any real estate agent(s) to whom the landlord directly or indirectly is to pay compensation with regard to the transaction contemplated by this disclosure any known lead-based paint or lead-based paint hazards in the premises to be rented, as well as the existence of any reports or records relating to lead-based paint or lead-based paint hazards in the premises to be rented. Landlord further acknowledges that this disclosure accurately reflects the entirety of the information provided by the landlord to the agent(s) with regard to lead-based paint, lead-based paint hazards, and lead-based paint risk-assessment or inspection reports and records.
18. (LANDLORD'S INITIALS REQUIRED) JB _____
19. LANDLORD LANDLORD

TENANT'S ACKNOWLEDGMENT (Tenant must complete and initial sections a and b below)

20. (a) Tenant has read the information set forth above, and has received copies of the reports, records, or other materials referenced above, if any.
21. (TENANT'S INITIALS REQUIRED) DS WMM
22. (b) Tenant has received the pamphlet *Protect Your Family From Lead in Your Home*.
23. (TENANT'S INITIALS REQUIRED) DS WMM
24. TENANT TENANT

AGENT'S ACKNOWLEDGMENT (Any real estate agent who is to receive compensation from the landlord or the property manager with regard to the transaction contemplated in this disclosure must initial below.)

25. The agent(s) whose initials appear below has (have) ensured the landlord's compliance under the Residential Resale Lead-Based Paint Hazard Reduction Act of 1992 by the landlord's use and completion of this disclosure form.
26. (AGENT'S INITIALS REQUIRED) CF
27. PROPERTY MANAGER/LISTING AGENT LEASING AGENT

CERTIFICATION OF ACCURACY

28. By signing below, each signatory acknowledges that he or she has reviewed the above information, and certifies that, to the best of his or her knowledge, the information provided by the signatory is true and accurate.
29. Jennifer Bell 2/15/2020
30. Zhizhong Tang 2/15/2020
31. Jennifer Bell 2/15/2020
32. Sushu Zhang 2/15/2020
33. Jennifer Bell 2/15/2020
34. Carolyn Fiedler 2/14/2020
35. Zaire London 2/14/2020
36. Marcelo 2/15/2020
37. Carolyn Fiedler 2/15/2020

Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards (Rentals) • Updated: January 2009 • Copyright © 2009 Arizona Association of REALTORS®. All rights reserved.



Information on Lead-Based Paint and Lead-Based Paint Hazards (Rentals) >>

Lead-Based Paint Disclosure: Tips for Rentals of Residential Properties — Steps for REALTORS® to follow

NOTE: The lead-based paint disclosure requirements apply to all real estate agents involved in the transaction except for tenant's agents receiving compensation from the tenant only. The following recommended steps are provided to help REALTORS® meet the law's obligations in a typical residential rental transaction.

1. When entering into an agreement to manage a property, the property manager/listing agent (hereinafter "property manager") should determine if the property is "target housing" (generally, built before January 1, 1978). This can generally be accomplished by asking the landlord/owner ("the owner"). If the owner doesn't know, the property manager should consult property records.

The property manager should also determine if the property falls within an exemption from the lead-based paint disclosure requirements. For example, if a certified inspector has determined that the property is free from lead-based paint and lead-based paint hazards, or if the lease is for less than 100 days with no opportunity for renewal or extension, the disclosure requirements will not apply. Even if an exemption applies, the property manager should have the owner complete and sign the disclosure form, acknowledging in writing the claimed basis for the exemption. If an exemption applies, the disclosure form need not be given to potential tenants.

2. The lead-based paint disclosure requirements became effective for all "target housing" on December 6, 1996. All target housing will require the following steps.

3. If the property is target housing, the property manager must advise the owner of certain obligations, namely the following: 1) disclose to the tenant known lead-based paint or lead-based paint hazards; 2) provide the tenant any existing records, test results, reports, or other known lead-based paint information related to the presence of lead-based paint or lead-based paint hazards in the property, if any; 3) provide the tenant with the pamphlet *Protect Your Family From Lead in Your Home* (EPA approved lead-based paint hazard information pamphlet); and 4) include disclosure and acknowledgment language as part of the rental contract or addenda. (NOTE: The law does not require that all interested tenants must be informed, only the actual tenant.)

4. The property manager should have the owner complete, initial and sign the disclosure form. The property manager should obtain from the landlord any records, test results, reports, or other lead-based paint information related to the presence of lead-based paint or lead-based paint hazards in order to be ready to provide copies to a tenant making an offer to rent the property. The property manager should then initial and sign the form.

5. The property manager should disclose to potential leasing agents that the listed property is target housing, probably through the MLS or other offerings to REALTORS®.

6. The leasing agent (the agent working with the tenant who expects to be paid by the property manager or the owner — whether it be tenant's agent, subagent, "facilitator," or whatever) also has an obligation to ensure the owner's compliance. If the disclosure form has not been provided by the property manager, the leasing agent should provide the disclosure form to the property manager for the owner to complete and sign, or directly to the owner if no property manager is involved.

7. When the tenant is ready to make an offer on target housing, the leasing agent should provide the tenant with a copy of the disclosure form signed by the owner and the property manager, together with related test results and records, if any, and a copy of *Protect Your Family From Lead in Your Home*. Ideally, these documents will be obtained by the leasing agent from the property manager before the offer is signed by the tenant, but the signed disclosure form with attachments must be provided to the tenant before the offer to rent is accepted by the owner.

8. The disclosure form must be initialed and signed by the tenant and the leasing agent, which should be done after the owner and the property manager have initialed and signed the form. (By initialing line 32 of the AAR Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards (Rentals) form, signing the Certification, and complying with the other terms of this AAR form, both the property manager and leasing agent will have met their obligations under the law.)



Lux Home Realty

REAL ESTATE AGENCY DISCLOSURE AND ELECTION

Document updated:
January 2009

The pre-printed portion of this form has been drafted by the Arizona Association of REALTORS®. Any change in the pre-printed language of this form must be made in a prominent manner. No representations are made as to the legal validity, adequacy and/or effects of any provision, including tax consequences thereof. If you desire legal, tax or other professional advice, please consult your attorney, tax advisor or professional consultant.



1. Firm Name ("Broker") Lux Home Realty
 2. acting through Carolyn Fiedler hereby makes the following disclosure.
 LICENSEE'S NAME

DISCLOSURE

3. Before a **Seller or Landlord** (hereinafter referred to as "**Seller**") or a **Buyer or Tenant** (hereinafter referred to as "**Buyer**") enters into
 4. a discussion with a real estate broker or licensee affiliated with a broker, the Seller and the Buyer should understand what type of agency
 5. relationship or representation they will have with the broker in the transaction.
6. **I. Buyer's Broker:** A broker other than the Seller's broker can agree with the Buyer to act as the broker for the Buyer. In these
 7. situations, the Buyer's broker is not representing the Seller, even if the Buyer's broker is receiving compensation for services
 8. rendered, either in full or in part, from the Seller or through the Seller's broker:
 9. a) A Buyer's broker has the fiduciary duties of loyalty, obedience, disclosure, confidentiality, and accounting in dealings with the Buyer.
 10. b) Other potential Buyers represented by broker may consider, make offers on, or acquire an interest in the same or similar
 11. properties as Buyer is seeking.
12. **II. Seller's Broker:** A broker under a listing agreement with the Seller acts as the broker for the Seller only:
 13. a) A Seller's broker has the fiduciary duties of loyalty, obedience, disclosure, confidentiality, and accounting in dealings with the Seller.
 14. b) Other potential Sellers represented by broker may list properties that are similar to the property that Seller is selling.
15. **III. Broker Representing both Seller and Buyer (Limited Representation):** A broker, either acting directly or through one or more
 16. licensees within the same brokerage firm, can legally represent both the Seller and the Buyer in a transaction, but only with the
 17. knowledge and informed consent of both the Seller and the Buyer. In these situations, the Broker, acting through its licensee(s),
 18. represents both the Buyer and the Seller, with limitations of the duties owed to the Buyer and the Seller:
 19. a) The broker will not, without written authorization, disclose to the other party that the Seller will accept a price or terms other than
 20. stated in the listing or that the Buyer will accept a price or terms other than offered.
 21. b) There will be conflicts in the duties of loyalty, obedience, disclosure and confidentiality. Disclosure of confidential information may
 22. be made only with written authorization.
23. Regardless of who the Broker represents in the transaction, the Broker shall exercise reasonable skill and care in the performance of the
 24. Broker's duties and shall be truthful and honest to both the Buyer and Seller and shall disclose all known facts which materially and adversely
 25. affect the consideration to be paid by any party. Pursuant to A.R.S. §32-2156, Sellers, Lessors and Brokers are not obligated to disclose that
 26. a property is or has been: (1) the site of a natural death, suicide, homicide, or any crime classified as a felony; (2) owned or occupied by a
 27. person exposed to HIV, or diagnosed as having AIDS or any other disease not known to be transmitted through common occupancy of real
 28. estate; or (3) located in the vicinity of a sex offender. Sellers or Sellers' representatives may not treat the existence, terms, or conditions of
 29. offers as confidential unless there is a confidentiality agreement between the parties.
30. **THE DUTIES OF THE BROKER IN A REAL ESTATE TRANSACTION DO NOT RELIEVE THE SELLER OR THE BUYER FROM THE**
 31. **RESPONSIBILITY TO PROTECT THEIR OWN INTERESTS. THE SELLER AND THE BUYER SHOULD CAREFULLY READ ALL**
 32. **AGREEMENTS TO ENSURE THAT THE DOCUMENTS ADEQUATELY EXPRESS THEIR UNDERSTANDING OF THE TRANSACTION.**

ELECTION

33. **Buyer or Tenant Election** (Complete this section only if you are the Buyer.) The undersigned elects to have the Broker (check any that apply):
 34. ☐ represent the Buyer as Buyer's Broker.
 35. ☒ represent the Seller as Seller's Broker.
 36. ☐ show Buyer properties listed with Broker's firm and Buyer agrees that Broker shall act as agent for both Buyer and Seller provided that
 37. the Seller consents to limited representation. In the event of a purchase, Buyer's and Seller's informed consent should be
 38. acknowledged in a separate writing other than the purchase contract.
39. **Seller or Landlord Election** (Complete this section only if you are the Seller.) The undersigned elects to have the Broker (check any that apply):
 40. ☐ represent the Buyer as Buyer's Broker.
 41. ☐ represent the Seller as Seller's Broker.
 42. ☐ show Seller's property to Buyers represented by Broker's firm and Seller agrees that Broker shall act as agent for both Seller and
 43. Buyer provided that Buyer consents to the limited representation. In the event of a purchase, Buyer's and Seller's informed consent
 44. should be acknowledged in a separate writing other than the purchase contract.

45. The undersigned ☒ Buyer(s) or ☐ Seller(s) acknowledge that this document is a disclosure of duties. This document is not an employment agreement.

46. I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE.

47. **Zaire London**

Mari Manzanedo

PRINT NAME

PRINT NAME

48. 2/14/2020

2/14/2020

SIGNATURE

MO/DA/YR

SIGNED

969E9E75CB55482...

MO/DA/YR



Lux Home Realty

TENANT ATTACHMENTDocument updated:
October 2019

This attachment is intended to be given to the Tenant prior to the submission of any offer and is not part of the Residential Lease Agreement's terms.



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

Tenant Attachment • Updated: October 2019
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Initials>

DS	DS
TENANT	TENANT



Pet 1

PET AGREEMENT
(Not for use with Assistive Animals)

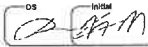
I DO NOT HAVE A PET. I understand that if I choose to have a pet after I move in, I must get written approval from management prior to getting the pet. I must also pay the deposit and additional rent as listed below. If a pet is found on the premises belonging to me, my guest(s) or any occupant of the premises, I agree that the Rental Agreement may be terminated and that I must immediately vacate the premises. All penalties shall attach for such a breach of the Rental Agreement.

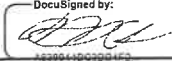
Residents Signature: _____ Residents Signature: _____

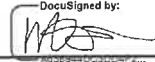
Pet Description (only one pet will ever be allowed unless approved)

Name: Scotch Breed/Description: Pit Terrier

Weight: 80 lbs Age: 5 Color: Light Brown

- 1. I agree to pay a \$250.00 non-refundable deposit pet fee. If, in the sole opinion of management, there is an odor or other damage, I agree to pay the actual cost of returning the premises to its original condition.
- 2. I agree to keep my pet inside or in the enclosed area of the property or walked on a leash not longer than (6) feet long by a responsible adult. I will immediately remove pet droppings while walking my pet. Any damage done by my pet will be reported to management immediately and I agree to pay for repairs no later than the next rental period. It is a violation of these policies if any resident simply “turns out the pet” and recalls it at his convenience.
- 3. If my pet is a cat, I will also provide documentation that my cat is neutered or spayed. Exotic animals, including but not limited to, rodents, or reptiles are not permitted.
- 4. Patios/balconies should be kept clean of pet droppings.
- 5. If, in management’s sole opinion, my pet disturbs my neighbors in any way (i.e. barking) or if the agreement is violated, management may immediately revoke my pet agreement and I will immediately and permanently remove my pet from the property.
- 6. Pets are NOT allowed in the pools or pool areas at any time.
- 7. I am responsible for immediately cleaning up after my pet. Failure to do so will subject me to eviction proceedings.
- 8. Tenant hereby acknowledges that his/her pet is safe and that tenant will indemnify and hold the landlord harmless from any injuries inflicted by his/her pet. Tenant hereby warrants and discloses that his/her pet has never attacked, bitten, or injured another person, and that tenant will indemnify and hold harmless, including the payment of court costs and attorney’s fees incurred by landlord, if a court orders the landlord to pay damages to a third party injured by tenants pet. Residents Initials: 

Tenant:  Date: 12/12/2024

Tenant:  Date: 12/18/2024

Landlord: _____ Date: _____

Pet 2

PET AGREEMENT
(Not for use with Assistive Animals)

I DO NOT HAVE A PET. I understand that if I choose to have a pet after I move in, I must get written approval from management prior to getting the pet. I must also pay the deposit and additional rent as listed below. If a pet is found on the premises belonging to me, my guest(s) or any occupant of the premises, I agree that the Rental Agreement may be terminated and that I must immediately vacate the premises. All penalties shall attach for such a breach of the Rental Agreement.

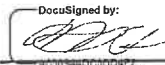
Residents Signature: _____ **Residents Signature:** _____

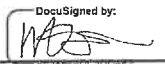
Pet Description (only one pet will ever be allowed unless approved)

Name: N/A **Breed/Description:** Corgi
Weight: 10 Lbs **Age:** Puppy **Color:** Black and white.

- 1. I agree to pay a \$250.00 non-refundable deposit pet fee. If, in the sole opinion of management, there is an odor or other damage, I agree to pay the actual cost of returning the premises to its original condition.
- 2. I agree to keep my pet inside or in the enclosed area of the property or walked on a leash not longer than (6) feet long by a responsible adult. I will immediately remove pet droppings while walking my pet. Any damage done by my pet will be reported to management immediately and I agree to pay for repairs no later than the next rental period. It is a violation of these policies if any resident simply “turns out the pet” and recalls it at his convenience.
- 3. If my pet is a cat, I will also provide documentation that my cat is neutered or spayed. Exotic animals, including but not limited to, rodents, or reptiles are not permitted.
- 4. Patios/balconies should be kept clean of pet droppings.
- 5. If, in management’s sole opinion, my pet disturbs my neighbors in any way (i.e. barking) or if the agreement is violated, management may immediately revoke my pet agreement and I will immediately and permanently remove my pet from the property.
- 6. Pets are NOT allowed in the pools or pool areas at any time.
- 7. I am responsible for immediately cleaning up after my pet. Failure to do so will subject me to eviction proceedings.
- 8. Tenant hereby acknowledges that his/her pet is safe and that tenant will indemnify and hold the landlord harmless from any injuries inflicted by his/her pet. Tenant hereby warrants and discloses that his/her pet has never attacked, bitten, or injured another person, and that tenant will indemnify and hold harmless, including the payment of court costs and attorney’s fees incurred by landlord, if a court orders the landlord to pay damages to a third party injured by tenants pet. **Residents Initials:**



Tenant:  **Date:** 12/12/2024

Tenant:  **Date:** 12/18/2024

Landlord: _____ **Date:** _____