# RESIDENTIAL LEASE AGREEMENT

212-4806

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ARIZONA association of REALTORS® REAL SOLUTIONS. REALTOR® SUCCESS.

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REALTOR® EQUAL HOUSING OPPORTUNITY

1. **LANDLORD:** Hayden B Holdings LLC or ☐ identified on Line 331.
   PROPERTY OWNER(S) (LANDLORD) NAME(S)
2. **TENANT:** Ilene Vasquez
   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: 502 W McMurray Blvd
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:
11. **Occupancy:** The Premises shall be used only for residential purposes and only by the following named persons:
12.
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 ☐ Seller Compensation
19. ☒ Other: Cornerstone Lease Addendum
20. **Term:** This Lease Agreement shall begin on 01/01/26 (MO/DA/YR) at 9:00AM (TIME) and end on 12/31/26 (MO/DA/YR) at 5:00PM (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: Money Order
34. Upon acceptance of this offer by Landlord, Earnest Money will be deposited with:
35. ☒ Broker's Trust Account Cornerstone Property Services
    (PRINT BROKERAGE FIRM'S NAME)
36. ☐ Landlord
37. ☐ Other:

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Phone: (480)685-2760 Fax: Colt Stewart



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All Earnest Money shall consist of immediately available funds and is subject to collection. In the event any payment for Earnest Money is dishonored for any reason, at Landlord's option, Landlord shall be immediately released from all obligations under this Lease Agreement by notice to Tenant. Upon acceptance of this Lease Agreement by all parties, all Earnest Money shall be applied to deposits and/or initial rents.

**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 1 day of each month (regardless of weekends or holidays). Rent shall be payable in advance without deductions or offsets. Landlord is not required to accept a partial payment of Rent or other charges.

**Note: On and after January 1, 2025, cities, towns and other taxing jurisdictions may no longer levy a transaction privilege tax ("Sales Tax") on the leasing of real property for residential purposes. Short-term rentals as defined by A.R.S. 42-5070 must still pay a Sales Tax.**

**A Landlord may not charge a Tenant any amount traceable to the repealed Sales Tax.**

**Rent:** Tenant shall pay monthly installments of $ 995.00 ("Rent") to: Cornerstone Property Services, at: 4360 E Brown Rd, #108 Mesa, AZ 85205.

**Late Charges and Returned Payments:** A late charge of $ 10 Per Day shall be added to all Rent not received by ☐ 5:00 p.m. on the due date or ☒ 1 days after due date and shall be collectible as Rent. Tenant shall pay a charge of $ 45.00 for all funds dishonored for any reason, in addition to the late charge provided herein. These additional charges shall be collectible as Rent. If a Rent payment has been returned unpaid for any reason, Landlord shall be entitled to demand that all sums due pursuant to this Lease Agreement be paid in the form of a cashier's check or money order.

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

**Rent Proration:** If Rent is being prorated for a period other than a full month, Tenant shall pay on _____ (MO/DA/YR) $ _____ for the prorated period beginning _____ (MO/DA/YR) and ending _____ (MO/DA/YR).

**Note: The ARLTA prohibits a landlord from demanding or receiving security, however denominated, including, but not limited to, prepaid Rent in an amount or value in excess of one and one-half month's Rent; however the ARLTA does not prohibit a tenant from voluntarily paying more than one and one-half month's Rent in advance. The breakdown of the deposit amounts shown below is solely for the purpose of showing how such amounts were calculated and does not limit a landlord's right to use all deposit amounts as permitted by the ARLTA. Deposits may be placed in interest-bearing accounts, which interest shall be retained by the Broker or Landlord.**

**REFUNDABLE DEPOSITS SHALL NOT BE USED AS A CREDIT TOWARDS LAST MONTH'S RENT.**

**Initial Rent Payment:** $ 495.00

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

Security deposit: $ 575.00

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

Cleaning deposit: + $ _____

**Non-refundable Charges Due:**

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

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

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

Other Fee: + $ 225.00 (for Admin Fee)

**Total Required Payment:** $ 1,295.00

Less Earnest Money -$ 500.00

**BALANCE DUE (CERTIFIED FUNDS):** $ 795.00 to be delivered to Landlord on or before December 30, 2025 (MO/DA/YR)

**Refundable deposits will be held:** ☐ by Landlord ☒ in Broker's Trust Account Cornerstone Property Services (BROKERAGE FIRM NAME) >>


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No refundable deposit shall be transferred from the Broker's Trust Account to anyone other than Tenant without ten (10) calendar days' written notice to Tenant. If deposits are held by Landlord, Tenant and Landlord agree to hold Broker harmless of all liability regarding said deposits. If the Premises are surrendered to Landlord at the termination or expiration of this Lease Agreement in a clean and undamaged condition acceptable to Landlord, Landlord shall return the refundable deposits to Tenant within the time period provided for in the ARLTA. However, if the Premises are delivered to Landlord in an unclean, damaged or unacceptable condition, Landlord shall be entitled to retain all or a portion of the refundable deposits and hold Tenant liable for any additional charges.

**Application/Credit/Background Contingency:** A credit/background report(s) application fee of $ _____ is due by separate payment and is non-refundable. This Lease Agreement is contingent on satisfactory verification and approval by Landlord of Tenant's employment, credit, banking references, income, past rental history, and criminal and/or other background check(s) prior to possession. Tenant consents to these credit/background check(s) by Landlord or Broker. Tenant shall complete a separate rental and/or credit application containing all the required information. Tenant warrants that the information is correct and complete and that Tenant has disclosed all pertinent information and has not withheld any information, including, but not limited to, poor credit, early terminations of leases, evictions or bankruptcy. Tenant's material falsification of any information provided to Landlord shall entitle Landlord to terminate this Lease Agreement and pursue all applicable remedies, damages, court costs and reasonable attorneys' fees. The credit history of Tenant with respect to this Lease Agreement may be reported to any credit bureau or reporting agency.

**Pets** (including, but not limited to animals, fish, reptiles or birds): Assistive and service animals are not considered "pets."

☐ No pets allowed. Tenant agrees not to keep or permit any pets on the Premises without prior written consent of Landlord.

☒ Landlord hereby grants Tenant permission to keep the following described pet(s) on the Premises:

See Pet Addendum and Tenant

☐ 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.

**Keys:** Landlord agrees to deliver to Tenant keys for Premises: ☒ 2 Door ☐ _____ Pool ☐ _____ Mail Box ☐ _____ Entry Gate ☐ Other: _____ and ☐ _____ garage door openers upon possession. Tenant shall pay Rent and shall remain responsible for the security of the Premises until all keys and garage door openers have been physically returned to Landlord/Property Manager/Authorized Representative or otherwise satisfactorily accounted for by Tenant. Leaving keys/garage door opener/entry gate opener in or on the Premises will not be considered returned unless expressly authorized by Landlord in writing. Tenant agrees to pay all costs related to replacing lost or unreturned keys and/or garage door/entry gate openers. Tenant shall not change the locks or add a deadbolt lock without Landlord's written consent. Tenant acknowledges that unless otherwise provided herein, Premises have not been re-keyed.

**Utilities:** Tenant agrees to arrange, and pay for when due, all utilities except: Water

_____

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

_____

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

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

A. Pool Maintenance:

| | | | | |
|---|---|---|---|---|
| Cleaning/Routine Maintenance: | ☐ Landlord | ☐ Tenant | ☐ Association | ☒ Not applicable |
| Pool Chemicals: | ☐ Landlord | ☐ Tenant | ☐ Association | ☒ Not applicable |

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

C. Yard Maintenance:

| | | | | |
|---|---|---|---|---|
| Front Yard: | ☐ Landlord | ☒ Tenant | ☐ Association | ☐ Not applicable |
| Back Yard: | ☐ Landlord | ☒ Tenant | ☐ Association | ☐ Not applicable |

D. Other: Filters Monthly ☐ Landlord ☒ Tenant ☐ Association ☐ Not applicable

**Upkeep of the Premises:** Tenant has completed all desired physical, environmental or other inspections and investigations of the Premises and is satisfied with the physical condition, except as otherwise noted in writing. Tenant shall maintain the Premises in a neat and undamaged condition and, in particular, shall comply with applicable provisions of building codes, homeowners' association or other rules and regulations; maintain the Premises in a clean and safe condition; dispose of all ashes, rubbish, garbage and other waste; keep and use all plumbing and electrical, sanitary, heating, ventilating and air conditioning facilities and elevators and other facilities and appliances in a clean and reasonable manner; and generally conduct themselves and others in their charge, including pets, in a manner so as not to disturb their neighbors or in any way, deface, damage, impair or otherwise destroy any part of the Premises. Tenant shall immediately notify Landlord of any situation or occurrence that requires Landlord to provide maintenance,

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

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

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

**(TENANT'S INITIALS REQUIRED)** Initial _____ _____
TENANT TENANT

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

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

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

**(TENANT'S INITIALS REQUIRED)** Initial _____ _____
TENANT TENANT

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

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

**(TENANT'S INITIALS REQUIRED)** Initial _____ _____
TENANT TENANT

**OR**

☐ Premises were constructed in 1978 or later.

**(TENANT'S INITIALS REQUIRED)** _____ _____
TENANT TENANT

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

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

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**Fire Sprinklers:** The Premises ☐ **does** ☒ **does not** contain fire sprinklers. If yes, Tenant shall notify Landlord if the sprinklers are not working properly or are missing from the Premises.

**Alterations and Improvements:** Tenant shall not make any alterations, changes or improvements to the Premises without Landlord's prior written consent. Tenant may be held responsible for any damages resulting from unauthorized alterations, changes or improvements as well as the cost to restore the Premises to its move-in condition.

**Tenant Liability/Renter's Insurance:** Tenant assumes all liability for personal injury, property damage or loss, and insurable risks except for that caused by Landlord's negligence. Landlord strongly recommends that Tenant obtain and keep renter's insurance in full force and effect during the full term of this Lease Agreement.

**Access:** Tenant shall not unreasonably withhold consent to Landlord or Landlord's representative(s) to enter into the Premises to inspect; make necessary or agreed repairs, decorations, alterations or improvements; supply necessary or agreed services; or exhibit the Premises to prospective or actual purchasers, mortgagees, tenants, workmen or contractors. Landlord may enter the Premises without consent of Tenant in case of emergency. Landlord shall not abuse the right to access or use it to harass Tenant. Except in case of emergency, Tenant's written request for repairs, or if it is impracticable to do so, Landlord shall give Tenant at least two days' notice in writing of the intent to enter and enter only at reasonable times.

**Tenant Obligations upon Vacating Premises:** Upon termination of this Lease Agreement, Tenant shall surrender the Premises to Landlord in the same condition as when the Agreement term commenced, reasonable wear and tear excepted; all debris will be removed from the Premises; mail forwarded; and keys/garage door opener/entry gate opener returned to Landlord/Property Manager/Authorized Representative. Tenant shall have all utilities on until completion of the move-out inspection. Tenant may be present at the move-out inspection and, upon request, the Tenant shall be notified when the move-out inspection will occur.

**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 sale or other notice of foreclosure on the Premises. Tenant shall notify Landlord immediately upon receipt of any notice of trustee's sale or other notice on the Premises. Landlord shall not allow the Premises to be foreclosed.

**Death of Tenant:** Tenant may provide and update Landlord with the name and contact information of a person who is authorized to enter the Premises to retrieve and store Tenant's personal property if Tenant dies during the term of this Lease Agreement. In the event of Tenant's death during the term of this Lease Agreement, Landlord may release Tenant's personal property pursuant to the ARLTA.

**Breach:** In the event of a breach of this Lease Agreement, the non-breaching party may proceed against the breaching party in any claim or remedy that the non-breaching party may have in law or equity.

**Attorney Fees and Costs:** The prevailing party in any dispute or claim between Tenant and Landlord arising out of or relating to this Lease Agreement shall be awarded all their reasonable attorney fees and costs, along with all costs and fees incurred as a result of any collection activity. Costs shall include, without limitation, expert witness fees, fees paid to investigators, and arbitration costs.

**Servicemembers' Civil Relief Act:** If Tenant enters into military service or is a military service member and receives military orders for a change of permanent station or to deploy with a military unit or as an individual in support of a military operation for a period of ninety (90) days or more, Tenant may terminate this Lease Agreement by delivering written notice and a copy of Tenant's official military orders to Landlord. In such a case, this Lease Agreement shall terminate thirty (30) days after the next monthly rental payment is due. Military permission for base housing does not constitute a change of permanent station order.

**Copies and Counterparts:** A fully executed facsimile or electronic copy of the Lease Agreement shall be treated as an original. This Lease Agreement and any other documents required by this Lease Agreement may be executed by facsimile or other electronic means and in any number of counterparts, which shall become effective upon delivery as provided for herein, except that the Lead-based Paint Disclosure Statement may not be signed in counterpart. All counterparts shall be deemed to constitute one instrument, and each counterpart shall be deemed an original.

**Entire Agreement:** This Lease Agreement, and any addenda and attachments, shall constitute the entire agreement between Landlord and Tenant, shall supersede any other written or oral agreements between Landlord and Tenant and can be modified only by a writing signed by Landlord and Tenant. The failure to initial any page of this Lease Agreement shall not affect the validity or terms of this Lease Agreement.

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

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

**Waivers:** No waiver by Landlord of any provision herein shall be enforceable against Landlord unless in writing signed by Landlord, nor shall it be deemed a waiver of any other provision herein or of any subsequent breach by Tenant of the same or any other provision. Landlord's consent to or approval of any act shall not constitute a continuing consent to or approval of any subsequent act by Tenant.

**Subordination:** This Lease Agreement shall be subordinate to all present and future ground leases, mortgages, deeds of trust and any other encumbrances consented to by Landlord and also to any modifications or extensions thereof. Tenant agrees to execute any subordination agreements or other similar documents presented by Landlord within three (3) days of delivery.

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


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**Equal Housing Opportunity:** Landlord and Brokers comply with federal, state, and local fair housing laws and regulations.

**Construction of Language:** The language of this Lease Agreement shall be construed according to its fair meaning and not strictly for or against either party. All singular and plural words shall be interpreted to refer to the number consistent with circumstances and context.

**Court Modification:** If any provision of this Lease Agreement is found by a court to be invalid, illegal or vague, the parties agree that such provision shall be modified or stricken by the court to the minimum extent deemed necessary to make it valid, legal and enforceable and that all other provisions of this Lease Agreement shall remain in full force and effect.

**Days:** All references to days in this Lease Agreement shall be construed as calendar days and a day shall begin at 12:00 a.m. and end at 11:59 p.m.

**Notices:** Unless otherwise provided for by statute or by agreement of the parties, all notices herein shall be in writing and shall be delivered to Landlord at the address set forth herein and to Tenant at the Premises and shall be sent by registered or certified mail, or personally delivered. Such notice shall be deemed received on the date the notice is actually received or five (5) days after the date the notice is mailed by registered or certified mail, whichever occurs first.

**Additional Terms:**

1. See attached Cornerstone Addendum which is made part of this lease contract.
2. Jury Trial Waiver and Attorney Fees: The tenant and landlord hereby waive their right to a jury trial. The prevailing party to any lawsuit or other legal action is entitled to attorney fees and and cost.
3. If landlord for any reason cannot deliver possession of said premises to the resident at commencement of said term, this agreement shall become voidable by either party in writing. If this lease becomes voided the earnest money shall be refunded to the resident with no further damages and fees.
4. If the lease extends to a month to month tenancy there will be an additional $100 per month fee added to the monthly rent as well as a one time $50 admin fee.
5. Trampolines are not allowed.
6. Admin fee of $25 to be included with each months rent. Total rent amount $1,020.
7. Absolutely No Smoking in home or on property.
8. Concession applied to first full months rent of $500 (January 2026).
9. Tenant may pick up keys 2 days early making effective lease start date 12/30/2025.

**Tenant Acknowledgment:** By signing below, Tenant acknowledges that: (i) A free copy of the Arizona Residential Landlord and Tenant Act is available through the Arizona Department of Housing; (ii) Landlord shall furnish upon move-in, a move-in form for specifying any existing damages to the Premises and Tenant shall return the completed move-in form to Landlord within five (5) days or _____ days of occupancy or Tenant accepts the Premises in its existing condition; (iii) Tenant is hereby notified that Tenant is entitled to be present at the move-out inspection; (iv) Tenant understands and agrees to the terms and conditions of this Lease Agreement, and acknowledges a receipt of a copy of all (eight) 8 pages of the Lease Agreement and any addenda.

**INDEMNITY AND RELEASE: THE PARTIES TO THIS LEASE AGREEMENT AGREE TO INDEMNIFY AND HOLD HARMLESS BROKERS, PROPERTY MANAGERS, AND ANY OF THEIR RESPECTIVE AGENTS, REPRESENTATIVES OR EMPLOYEES FROM ANY LOSS, CLAIM, LIABILITY OR EXPENSE ARISING FROM INJURY TO ANY PERSON OR DAMAGE TO OR LOSS OF ANY PROPERTY, IN ANY WAY CAUSED BY THE PARTIES AND TENANT'S FAMILY, GUESTS, INVITEES, AGENTS, PETS OR OTHERS UNDER THEIR CONTROL.**

**(LANDLORD'S INITIALS REQUIRED)** _____ LANDLORD _____ LANDLORD

**(TENANT'S INITIALS REQUIRED)** _____ TENANT _____ TENANT

**Terms of Acceptance:** This offer will become a binding lease agreement when acceptance is signed by Landlord and a signed copy delivered in person, by mail, facsimile or electronically, and received by Broker on behalf of Tenant if applicable, or by Tenant no later than December 30, 2025 at 9:00 [X] a.m. [ ] p.m., Mountain Standard Time. Tenant may withdraw this offer at any time prior to receipt of Landlord's signed acceptance. If no signed acceptance is received by this date and time, this offer shall be deemed withdrawn.

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291. THIS LEASE AGREEMENT CONTAINS (EIGHT) 8 PAGES EXCLUSIVE OF ANY ADDENDA AND ATTACHMENTS. PLEASE
292. ENSURE THAT YOU HAVE RECEIVED AND READ ALL (EIGHT) 8 PAGES AS WELL AS ANY ADDENDA AND ATTACHMENTS.
293. **Broker on behalf of Tenant:**

294. PRINT SALESPERSON'S NAME | AGENT CODE | PRINT FIRM NAME | FIRM CODE

295. PRINT SALESPERSON'S NAME | AGENT CODE | PRINT FIRM NAME | FIRM CODE

296. FIRM ADDRESS | CITY | STATE | ZIP CODE

297. TELEPHONE | FAX | EMAIL

298. **Agency Confirmation:** The Broker is the agent of (check one):
299. ☐ Tenant exclusively; or ☐ both Tenant and Landlord

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

302. Signed by: [signature] 12/29/2025
^ TENANT'S SIGNATURE MO/DA/YR ^ TENANT'S SIGNATURE MO/DA/YR
Ilene Vasquez

303. 502 W McMurray Blvd
ADDRESS

304. Casa Grande | AZ | 85122
CITY | STATE | ZIP CODE

## LANDLORD ACCEPTANCE

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

306. Colt Stewart | | Cornerstone Property Services | csmg01
PRINT SALESPERSON'S NAME | AGENT CODE | PRINT FIRM NAME | FIRM CODE

307. PRINT SALESPERSON'S NAME | AGENT CODE | PRINT FIRM NAME | FIRM CODE

308. 4360 E Brown Rd #108 | Mesa | AZ | 85205
FIRM ADDRESS | CITY | STATE | ZIP CODE

309. (480)566-6987 | | cstewart@cornerstone-mgt.com
TELEPHONE | FAX | EMAIL

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

311. **Agency Confirmation:** The Broker is the agent of (check one):
312. ☒ Landlord exclusively; or ☐ both Landlord and Tenant

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

315. Colt Stewart | (480)566-6987
NAME | TELEPHONE

316. Cornerstone Property Services |
FIRM | TELEPHONE

317. 4360 E Brown Rd #108 | Mesa | AZ | 85205
ADDRESS | CITY | STATE | ZIP CODE


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***Residential Lease Agreement >>***

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

319. Cornerstone Property Services
NAME / LANDLORD'S NAME

320. c/o Colt Stewart — (480) 566-6987
PROPERTY MANAGER / AUTHORIZED REPRESENTATIVE — TELEPHONE

321. 4360 E Brown Rd #108 — Mesa — AZ — 85205
ADDRESS — CITY — STATE — ZIP CODE

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

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

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

331. _____
^ SIGNATURE OF LANDLORD OR PROPERTY MANAGER (IF AUTHORIZED) — MO/DA/YR

332. Hayden B Holdings LLC
PRINT LANDLORD NAME

333. _____ 12/29/25
^ SIGNATURE OF LANDLORD OR PROPERTY MANAGER (IF AUTHORIZED) — MO/DA/YR

334. _____
PRINT LANDLORD NAME

335. Colt Stewart
PRINT PROPERTY MANAGER NAME

336. 4360 E Brown Rd #108 — _____
ADDRESS — ADDRESS

337. Mesa — AZ — 85205 — _____ — _____ — _____
CITY — STATE — ZIP CODE — CITY — STATE — ZIP CODE

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

339. _____ _____, _____ _____
MONTH — DAY — YEAR — (LANDLORD'S INITIALS)

**For Broker Use Only:**
Brokerage File/Log No. _____ Manager's Initials _____ Broker's Initials _____ Date _____
MO/DA/YR


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CORNERSTONE
PROPERTY SERVICES

# RENTAL ADDENDUM

**The following additional terms and conditions are hereby included as part of the Residential Lease Agreement.**

1. Rent is due on the 1st day of each month. A late fee of $10 will be charged after 5:00pm on the 2nd day of the month, plus a daily fee of $10 after that. A 5-day notice will be served for an additional fee of $35 per occurrence.
2. Tenant agrees to a Service of Notice fee equal to $35 any time the Landlord or Property Manager is required to serve a notice for a breach of this agreement.
3. Late rent must be paid with certified funds, or it will not be accepted.
4. Landlord/Property Manager does not accept cash payments
5. Tenant agrees that it is their responsibility to deliver rent to the Landlord or Property Manager. The tenant agrees that in the event a money order or other certified funds are lost or misplaced it is the tenant's responsibility to trace that money order. Tenant must replace the lost or misplaced money order immediately and provide the Landlord/Property Manager with proof that they are tracing said money order in a timely fashion. Landlord agrees to give the tenant credit towards rent only upon proof presented by the tenant that the Landlord/Property Manager actually received and cashed the lost or misplaced money order or certified funds.
6. Tenant understands that they may use the drop box to tender their monthly rent at their own risk. The Property Manager does not warrant security on the drop box should the rent be lost, stolen, or removed by a third party.
7. Tenants/Occupants/Guests are not permitted to work on or repair vehicles on the premises. All vehicles must be registered, insured, and in operational condition. Vehicles must not leak oil or grease onto the driveway. Vehicles that leak oil must be parked in a garage over a drip pan. Commercial vehicles, boats, RVs, and trailers, are not permitted to be parked on, in front of, or adjacent to the premises unless written authorization has been given by the Landlord/Property Manager.
8. Any repair required because tenant neglect or negligence will be charged to the tenant. (i.e. a foreign object or sanitary product causes a blockage in the toilet or sewer line; excess hair clogs a shower line; a foreign object, grease, or excess food jamming the garbage disposal; HVAC issues due to not changing the filter, etc.) These tenant recovery charges must be paid within ten (10) days' notice.
9. **Tenant agrees to supply any maintenance requests online at our website cornerstone-mgt.com for non-emergency items from 9am to 5pm, Monday to Friday. For emergencies from 5pm to 8am, and on holidays and weekends, please contact Night Tenders at 844-349-4848. Emergencies that consists of repairs that impact your health or safety or will cause significant property damage (like a flood or a fire). Tenant will provide in the communication: Name, address, contact # and a detailed description of the required maintenance item and any related history connected with this maintenance item.**
10. Tenant and landlord agree that a maintenance emergency shall be limited to: flooding inside the house, fire, or gas leaks. Tenant may report these emergencies by phone but is still required to submit them in written form. Tenant agrees to take steps necessary to reduce the damage to the property (shut off the main water valve, call fire and police services).

**Address:** 502 W McMurray Blvd Casa Grande, AZ 85122 **Initials:** _____ **Date:** 12/29/2025

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CORNERSTONE
PROPERTY SERVICES

11. Tenant is responsible for the following tasks:
    A. Test smoke detectors monthly and replace batteries as necessary. Tenant shall notify landlord/property manager immediately if the alarms stop functioning.
    B. Replace air filters every 30 days. Failure to change the air filter may result in additional charges if damage occurs as a result of not replacing the filter on a regular basis.
    C. Maintain all landscaping such as lawns, desert landscaping, shrubs and trees including but not limited to mowing, trimming and watering. Tenant to provide hoses and any equipment necessary to maintain lawn and grounds, including replacement of any broken or non-functioning sprinkler heads. Failure to maintain the exterior of the premises will be considered a breach of the lease agreement.
    D. Replace all batteries on garage door remotes as needed.
    E. Replace all exterior and interior light bulbs as needed.
    F. Replacement of any broken glass and/or window screens, for any reason, will be at the expense of the tenant.
    G. Tenant is responsible for any deductibles required by vendors at the time of service for any warranty repairs. The tenant will be reimbursed upon submittal of receipt for the charges.
12. Tenant is required to have the carpets professionally cleaned by a licensed and bonded carpet cleaner at the end of the lease agreement. Tenant shall provide landlord with contractor's invoice and receipt of payment prior to the lease expiration.
13. Tenant agrees that there shall be no smoking inside the premises at any time. Any smoking must be done outside the premises and smoking litter must be disposed of in an appropriate and safe manner. Tenant agrees to pay a cleaning and deodorizing fee of $500 if landlord/property manager finds any evidence of interior smoking.
    A. Tenant acknowledges they are responsible for all pest control excluding termites or any other wood destroying infestation. The landlord suggests that the tenant maintain monthly service contract with a pest control company. Tenant acknowledges that they live in the desert and that pests such as ants, roaches, scorpions and bees are part of desert living.
    B. In the event the tenant breaches the rental agreement, the landlord/property managers entitled to recover as additional damages, all costs to collect the monies owed including any money the landlord/property manager pays a collection company or lawyer to collect those funds. I/we understand and agree to pay a _50_% collection fee on any outstanding balances due that are turned over to a collection agency.
    C. **No TV mounts on the wall are allowed. For that, please use self-standing furniture. No holes in the walls, to be a maximum size of a finishing nail. We suggest using the scotch strips to hang pictures for this leaves no holes in the wall.**
14. If the premise has an irrigation system, landlord will maintain the valves, timers, and pipes. Sprinkler heads and the above ground drip system are the 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.
15. Tenant will be responsible for re-keying locks if the house/mailbox keys are lost, stolen, or damaged. Tenant shall supply a duplicate to the property manager. Tenant will be responsible for the cost of any lost, stolen, or damaged gate remotes, garage remotes, or pool/gym access keys.

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CORNERSTONE
PROPERTY SERVICES

16. The tenants are responsible for obtaining a copy of the subdivisions current and up to date HOA rules and regulations. Tenant is responsible for payment of all fines and assessment levied as a result of any violation, or in non-compliance with any HOA regulation or any city code due to neglect, action or inaction on the part of the tenant, landlord reserves the right to remedy the violation without further notice to the tenant. Tenant will be responsible for any expenses incurred from curing the violation.
17. The tenant acknowledges that they are responsible for all utility sources (including garbage) for the premises unless otherwise noted in the lease agreement. The tenant is responsible for the identification of all required utilities for the premises. The tenant will pay all charges for the connection and any required deposits. Utility accounts must be in the tenants name on or before the beginning of the lease and must stay in the tenants name fore the lease duration. Landlord/Property Manager may recover from tenant any expenses incurred as a result of non-compliance with this requirement.
18. Tenant has the right to be present at the move out inspection. The tenant must schedule the move out inspection with the property manager. Inspections are done between the hours of 10am – 3pm, Monday – Friday. Tenant must schedule the inspection at least 48 hours prior to the desired time. The premises must be clean with no possessions present, and the utilities must be connected. The inspection cannot be completed without power and water service. Tenant should provide the landlord with a self-addressed envelope with their forwarding address.
19. Abandoned Property: In the event that the tenant abandons any personal property in or around the dwelling unit after they vacate the home, the landlord may destroy or otherwise dispose of some or all of the property if the landlord reasonably determines that the value of the property is so low that the cost of moving, storage, and conducting a sale exceeds the amount that would be realized from the sale.
20. Landlord and tenant both acknowledge that there may be miscellaneous repairs needed that are not of an urgent matter after move in. Tenant must fill out move in condition form with such repairs and submit to the landlord within 5 days after move in. Landlord will be responsible for making arrangements with tenant to gain access to complete the repairs that they feel are necessary.
21. Stove/range, dishwasher and dryer are rarely provided, however, these too are of the owners property, if they are provided; it is the tenants responsibility to repair or we can gladly remove from dwelling. (No Exceptions)
22. Landlord agrees to return the security deposit within 14 business days of the final move out inspection. The deposit refund will be a check written out to all parties named on the lease and shall be mailed to the forwarding address provided. If no address is provided, the check will be mailed to the premises.
23. Common HOA violations to avoid: keep your yard free of weeds, trash, or foreign objects. Place your trash can bins in your garage or backyard as to not be in plain view after pick up. Portable basketball courts are prohibited, parking only in driveway and garage. No semi-trucks or large vehicles, any changes to landscape or construction must be pre-approved by Architectural Committee.

**Tenant:** Signed by: 89C5BB28E49F433... **Date:** 12/29/2025

**Tenant:** _____ **Date:** _____

**Address:** 502 W McMurray Blvd Casa Grande, AZ 85122 **Initials:** Initial **Date:** 12/29/2025

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# CRIME FREE ADDENDUM TO RENTAL AGREEMENT

In consideration of the execution of or renewal of a lease of the unit identified in the rental agreement, the parties agree as follows:

1. Tenant, any members of the tenant's household or a guest or other person under the tenant's control shall not engage in criminal activity, including drug-related criminal activity, on or near the said premises. Drug-related criminal activity means the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute, or use of a controlled substance (as defined in Section 102 of the Controlled Substance Act {21 U.S.C. 02}).
2. Tenant, any member of the tenant's household or a guest of other person under the tenant's control, shall not engage in any act intended to facilitate criminal activity, including drug-related criminal activity, on or near the said premises.
3. Tenant, any member of the household or guest, will not permit the unit to be used for, or to facilitate, criminal activity, including drug related, regardless of whether the individual engaging in such activity is a member of the household or guest.
4. Tenant, any member of the tenants household or guest, or another person under the tenants control, shall not engage in the unlawful manufacturing, selling, using, storing, keeping, or giving of a controlled substance as defined in the A.R.S. 13-3451, at any locations, whether on or near the premises or otherwise.
5. Tenant, any member of the tenants household, or a guest or another person under the tenants control shall not engage in any illegal activity, including prostitution, as defined in A.R.S. 13-1211, criminal street gang activity as defined in A.R.S. 13-105 and 13-1203 including but not limited to the unlawful discharge of firearms, on or near the premises or any breach of the rental agreement that otherwise jeopardizes the health, safety, and welfare of the landlord, his agent, or other tenants or involving imminent or actual serious property damage, as defined in A.R.S. 33-1368 (A).
6. **VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL AND IRREPARABLE VIOLATION OF THE RENTAL AGREEMENT AND GOOD CAUSE FOR IMMEDIATE TERMINATION OF THE TENANCY.** A single violation of any of the provisions of this added addendum shall be deemed a serious violation and a material and irreparable non-compliance. It is understood that a single violation shall be good cause for **immediate termination of the rental agreement** under A.R.S. 33-1368. Unless otherwise provided by law, proof of violation **shall not require criminal conviction** but shall be by a preponderance of the evidence.
7. In case of conflict between the provisions of this addendum and any other provisions of the rental agreement, the provisions of the addendum shall govern.
8. Tenant herby authorizes Landlord to use all police generated reports as direct evidence in all eviction hearings and trials for violation of this addendum.
9. This ADDENDUM is incorporated into the rental agreement executed or renewed this day between Landlord and Resident. Tenant acknowledges that if the lease is terminated all rental concessions were become due and owing and that the tenant will be liable for lease break fees, and all rent due for the remainder of the lease term.

**Tenant:** Signed by: _____ **Date:** 12/29/2025

**Tenant:** _____ **Date:** _____

**Landlord:** _____ **Date:** 12/29/25

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# 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:** Signed by: _____ **Residents Signature:** _____

---

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

**Name:** _____ **Breed/Description:** _____

**Weight:** _____ **Age:** _____ **Color:** _____

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 herby 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:** Signed by: _____ **Date:** 12/29/2025

**Tenant:** _____ **Date:** _____

**Landlord:** _____ **Date:** 12/29/25

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**NOTICE AND DISCLOSURE REGARDING MOLD (RENTAL)**

There has been some recent publicity regarding the existence of certain types of toxic and non-toxic mold and similar organisms in homes, apartments, and commercial buildings. Current information indicates that some types of mold may cause sever health problems for certain individuals.

Real Estate agents are not trained to identify mold or similar conditions. Mold is not detectable by a real estate agent – 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 problem unknown to the seller.

The only way to provide any reasonable assurance that a property does not have mold or other health hazard problem is to retain the services of an environmental expert who will conduct specific tests. Normally, these tests will consist of an interior and exterior examination for airborne spores, and a carpet test, though other procedures may be necessary. Any visible mold should be professionally evaluated.

Since most varieties of mold thrive on moisture, it is extremely important that you report all water leaks to the landlord or property manager in a timely manner. It is also your obligation to report any signs of mold or unusual odors in the property.

If the presence of mold is a material matter, you must conduct any and all inspections or test prior to signing a lease.

By signing below, tenant acknowledges receipt of this notice.

Property Address: 502 W McMurray Blvd
Casa Grande, AZ 85122

Tenant: Signed by: [signature] Date: 12/29/2025

Tenant: _____ Date: _____

Landlord: [signature] Date: 12/29/25

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CORNERSTONE
PROPERTY SERVICES

# HOME CHECK LIST

Property Address: 502 W McMurray Blvd
Casa Grande, AZ 85122

1. **Main shut off valve:** X
2. **Breaker box:** X
3. **Disposal reset button:** X
4. **GFI reset button:** X
5. **A/C filter location** X
6. **Move-in Move-out Checklist** X

**A/C filters must be replaced every month** to avoid higher electric bills and to avoid and damage to the A/C unit. Note, if A/C Tech finds that the unit is damaged due to non-filter replacement, the tenant will be responsible for fees incurred.

**No power?** First call electric company to make sure its not an area neighborhood outage, then proceed with checking the breaker box for any tripped breakers.

**Tenant Signature:** Signed by: 89C5BB28E49F433...

**Tenant Signature:** _____

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CORNERSTONE
PROPERTY SERVICES

# TENANT CONTACT INFORMATION SHEET

Property Address: 502 W McMurray Blvd Casa Grande, AZ 85122

1. Full Name: Ilene Vasquez

   Cell Phone: 520-728-4977

   Work or Secondary number: N/A

   Email Address: Ilenev0808@gmail.com

2. Full Name: _____

   Cell Phone: _____

   Work or Secondary number: _____

   Email Address: _____

EMERGENCY CONTACT

3. Full Name: Linda Barrios

   Cell Phone: 520-510-8983

As Resident's designated person authorized to enter the leased premises to retrieve and store the tenant's property if Resident dies during the lease term. Should resident die during the term of the lease, the lease shall be deemed to terminate as to the date of surrender of possession of the leased premises by the personal representatives of the estate or the individual described above, and the provisions of A.R.S. 33-1314 (F) shall apply.

**Tenant Signature:** Signed by: 89C5BB28E49F433... _____

**Tenant Signature:** _____

Docusign Envelope ID: 5BD86519-E3C6-4047-A194-CE6A3C9769D9

CORNERSTONE
PROPERTY SERVICES

**4360 E Brown Rd #108**
**Mesa, Arizona 85205**

## Maintenance Requests

For all maintenance requests, go to **cornerstone-mgt.com.** Click on the Resident Services tab, then Repair Request. Fill out the form at the bottom of the page and hit submit. From here a member of our team will contact you shortly and schedule service.

In the case of an emergency, please call (480) 566-6987 during normal work hours. If you have an emergency after hours, please call (480) 282-5800.

**Colt Stewart**
**cstewart@cornerstone-mgt.com**

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

Document updated: **January 2009**

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REALTOR® EQUAL HOUSING OPPORTUNITY

1. Premises Address: 502 W McMurray Blvd, 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
3. hazards if not taken care of properly. Lead exposure is especially harmful to young children and pregnant women. Lead poisoning in young children
4. may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired
5. memory. Before renting pre-1978 housing, landlords must disclose the presence of known lead-based paint and lead-based paint hazards in the
6. 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)
9. included in this rental. (Explain) _____
10. 2. ☒ Landlord has no knowledge of any lead-based paint and/or lead-based paint hazards in the residence(s) and building(s)
11. included in this rental.
12. **(LANDLORD'S INITIALS REQUIRED)** _____ LANDLORD _____ LANDLORD

13. (b) Records and reports available to the landlord (check 1 or 2 below):
14. 1. ☐ Landlord has provided the tenant with all available records and reports relating to lead-based paint and/or lead-based paint hazards in
15. the residence(s) and building(s) included in this rental. (List documents) _____
16. 2. ☒ Landlord has no records or reports relating to lead-based paint and/or lead-based paint hazards in the residence(s) and
17. building(s) included in this rental.
18. **(LANDLORD'S INITIALS REQUIRED)** _____ LANDLORD _____ LANDLORD

19. (c) Landlord acknowledges his obligation to disclose to any real estate agent(s) to whom the landlord directly or indirectly is to pay
20. compensation with regard to the transaction contemplated by this disclosure any known lead-based paint or lead-based paint
21. 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
22. paint hazards in the premises to be rented. Landlord further acknowledges that this disclosure accurately reflects the entirety of
23. the information provided by the landlord to the agent(s) with regard to lead-based paint, lead-based paint hazards, and lead-based
24. paint risk-assessment or inspection reports and records.
**(LANDLORD'S INITIALS REQUIRED)** _____ LANDLORD _____ LANDLORD

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

25. (a) Tenant has read the information set forth above, and has received copies of the reports, records, or other materials referenced
26. above, if any.
27. **(TENANT'S INITIALS REQUIRED)** _____ TENANT _____ TENANT

28. (b) Tenant has received the pamphlet *Protect Your Family From Lead in Your Home.*
29. **(TENANT'S INITIALS REQUIRED)** _____ 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.)

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

## CERTIFICATION OF ACCURACY

33. 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
34. knowledge, the information provided by the signatory is true and accurate.

Signed by:

35. ^ LANDLORD'S SIGNATURE Hayden B Holdings LLC MO/DA/YR | ^ TENANT'S SIGNATURE Ilene Vasquez 12/29/2025 MO/DA/YR

36. ^ LANDLORD'S SIGNATURE MO/DA/YR | ^ TENANT'S SIGNATURE MO/DA/YR

37. ^ PROPERTY MANAGER/LISTING AGENT'S SIGNATURE Colt Stewart 12/29/25 MO/DA/YR | ^ LEASING AGENT'S SIGNATURE MO/DA/YR



Colt Stewart Phone: (480)685-2760 Fax:

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

502-M-2025

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# 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.)

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# Protect Your Family From Lead in Your Home

United States Environmental Protection Agency

United States Consumer Product Safety Commission

United States Department of Housing and Urban Development

March 2021

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# Are You Planning to Buy or Rent a Home Built Before 1978?

Did you know that many homes built before 1978 have **lead-based paint**? Lead from paint, chips, and dust can pose serious health hazards.

**Read this entire brochure to learn:**

- How lead gets into the body
- How lead affects health
- What you can do to protect your family
- Where to go for more information

**Before renting or buying a pre-1978 home or apartment, federal law requires:**

- Sellers must disclose known information on lead-based paint or lead-based paint hazards before selling a house.
- Real estate sales contracts must include a specific warning statement about lead-based paint. Buyers have up to 10 days to check for lead.
- Landlords must disclose known information on lead-based paint or lead-based paint hazards before leases take effect. Leases must include a specific warning statement about lead-based paint.

**If undertaking renovations, repairs, or painting (RRP) projects in your pre-1978 home or apartment:**

- Read EPA's pamphlet, *The Lead-Safe Certified Guide to Renovate Right*, to learn about the lead-safe work practices that contractors are required to follow when working in your home (see page 12).

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# Simple Steps to Protect Your Family from Lead Hazards

**If you think your home has lead-based paint:**

- Don't try to remove lead-based paint yourself.
- Always keep painted surfaces in good condition to minimize deterioration.
- Get your home checked for lead hazards. Find a certified inspector or risk assessor at epa.gov/lead.
- Talk to your landlord about fixing surfaces with peeling or chipping paint.
- Regularly clean floors, window sills, and other surfaces.
- Take precautions to avoid exposure to lead dust when remodeling.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe certified renovation firms.
- Before buying, renting, or renovating your home, have it checked for lead-based paint.
- Consult your health care provider about testing your children for lead. Your pediatrician can check for lead with a simple blood test.
- Wash children's hands, bottles, pacifiers, and toys often.
- Make sure children eat healthy, low-fat foods high in iron, calcium, and vitamin C.
- Remove shoes or wipe soil off shoes before entering your house.

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## Lead Gets into the Body in Many Ways

**Adults and children can get lead into their bodies if they:**

- Breathe in lead dust (especially during activities such as renovations, repairs, or painting that disturb painted surfaces).
- Swallow lead dust that has settled on food, food preparation surfaces, and other places.
- Eat paint chips or soil that contains lead.

**Lead is especially dangerous to children under the age of 6.**

- At this age, children's brains and nervous systems are more sensitive to the damaging effects of lead.
- Children's growing bodies absorb more lead.
- Babies and young children often put their hands and other objects in their mouths. These objects can have lead dust on them.

**Women of childbearing age should know that lead is dangerous to a developing fetus.**

- Women with a high lead level in their system before or during pregnancy risk exposing the fetus to lead through the placenta during fetal development.

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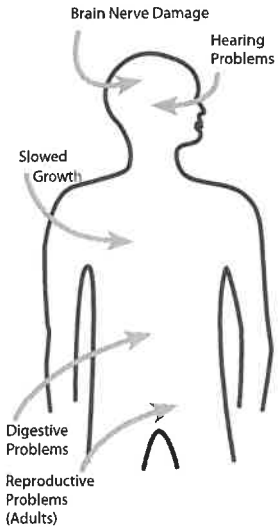
## Health Effects of Lead

**Lead affects the body in many ways.** It is important to know that even exposure to low levels of lead can severely harm children.

**In children, exposure to lead can cause:**

- Nervous system and kidney damage
- Learning disabilities, attention-deficit disorder, and decreased intelligence
- Speech, language, and behavior problems
- Poor muscle coordination
- Decreased muscle and bone growth
- Hearing damage




While low-lead exposure is most common, exposure to high amounts of lead can have devastating effects on children, including seizures, unconsciousness, and in some cases, death.

Although children are especially susceptible to lead exposure, lead can be dangerous for adults, too.

**In adults, exposure to lead can cause:**

- Harm to a developing fetus
- Increased chance of high blood pressure during pregnancy
- Fertility problems (in men and women)
- High blood pressure
- Digestive problems
- Nerve disorders
- Memory and concentration problems
- Muscle and joint pain

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## Check Your Family for Lead

**Get your children and home tested if you think your home has lead.**

Children's blood lead levels tend to increase rapidly from 6 to 12 months of age, and tend to peak at 18 to 24 months of age.

Consult your doctor for advice on testing your children. A simple blood test can detect lead. Blood lead tests are usually recommended for:

- Children at ages 1 and 2
- Children or other family members who have been exposed to high levels of lead
- Children who should be tested under your state or local health screening plan

**Your doctor can explain what the test results mean and if more testing will be needed.**

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## Where Lead-Based Paint Is Found

In general, the older your home or childcare facility, the more likely it has lead-based paint.[1]

**Many homes, including private, federally-assisted, federally-owned housing, and childcare facilities built before 1978 have lead-based paint.** In 1978, the federal government banned consumer uses of lead-containing paint.[2]

Learn how to determine if paint is lead-based paint on page 7.

**Lead can be found:**

- In homes and childcare facilities in the city, country, or suburbs,
- In private and public single-family homes and apartments,
- On surfaces inside and outside of the house, and
- In soil around a home. (Soil can pick up lead from exterior paint or other sources, such as past use of leaded gas in cars.)

Learn more about where lead is found at epa.gov/lead.

[1] "Lead-based paint" is currently defined by the federal government as paint with lead levels greater than or equal to 1.0 milligram per square centimeter ($mg/cm^2$), or more than 0.5% by weight.

[2] "Lead-containing paint" is currently defined by the federal government as lead in new dried paint in excess of 90 parts per million (ppm) by weight.

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## Identifying Lead-Based Paint and Lead-Based Paint Hazards

**Deteriorated lead-based paint (peeling, chipping, chalking, cracking, or damaged paint)** is a hazard and needs immediate attention. **Lead-based paint** may also be a hazard when found on surfaces that children can chew or that get a lot of wear and tear, such as:

- On windows and window sills
- Doors and door frames
- Stairs, railings, banisters, and porches

**Lead-based paint is usually not a hazard if it is in good condition** and if it is not on an impact or friction surface like a window.

**Lead dust** can form when lead-based paint is scraped, sanded, or heated. Lead dust also forms when painted surfaces containing lead bump or rub together. Lead paint chips and dust can get on surfaces and objects that people touch. Settled lead dust can reenter the air when the home is vacuumed or swept, or when people walk through it. EPA currently defines the following levels of lead in dust as hazardous:

- 10 micrograms per square foot ($\mu g/ft^2$) and higher for floors, including carpeted floors
- 100 $\mu g/ft^2$ and higher for interior window sills

**Lead in soil** can be a hazard when children play in bare soil or when people bring soil into the house on their shoes. EPA currently defines the following levels of lead in soil as hazardous:

- 400 parts per million (ppm) and higher in play areas of bare soil
- 1,200 ppm (average) and higher in bare soil in the remainder of the yard

**Remember, lead from paint chips—which you can see—and lead dust—which you may not be able to see—both can be hazards.**

The only way to find out if paint, dust, or soil lead hazards exist is to test for them. The next page describes how to do this.

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## Checking Your Home for Lead

You can get your home tested for lead in several different ways:

- A lead-based paint **inspection** tells you if your home has lead-based paint and where it is located. It won't tell you whether your home currently has lead hazards. A trained and certified testing professional, called a lead-based paint inspector, will conduct a paint inspection using methods, such as:
  - Portable x-ray fluorescence (XRF) machine
  - Lab tests of paint samples

- A **risk assessment** tells you if your home currently has any lead hazards from lead in paint, dust, or soil. It also tells you what actions to take to address any hazards. A trained and certified testing professional, called a risk assessor, will:
  - Sample paint that is deteriorated on doors, windows, floors, stairs, and walls
  - Sample dust near painted surfaces and sample bare soil in the yard
  - Get lab tests of paint, dust, and soil samples
- A combination inspection and risk assessment tells you if your home has any lead-based paint and if your home has any lead hazards, and where both are located.

Be sure to read the report provided to you after your inspection or risk assessment is completed, and ask questions about anything you do not understand.

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## Checking Your Home for Lead, continued

In preparing for renovation, repair, or painting work in a pre-1978 home, Lead-Safe Certified renovators (see page 12) may:

- Take paint chip samples to determine if lead-based paint is present in the area planned for renovation and send them to an EPA-recognized lead lab for analysis. In housing receiving federal assistance, the person collecting these samples must be a certified lead-based paint inspector or risk assessor
- Use EPA-recognized tests kits to determine if lead-based paint is absent (but not in housing receiving federal assistance)
- Presume that lead-based paint is present and use lead-safe work practices

There are state and federal programs in place to ensure that testing is done safely, reliably, and effectively. Contact your state or local agency for more information, visit epa.gov/lead, or call **1-800-424-LEAD (5323)** for a list of contacts in your area.[3]

[3] Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8339.

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## What You Can Do Now to Protect Your Family

**If you suspect that your house has lead-based paint hazards, you can take some immediate steps to reduce your family's risk:**

- If you rent, notify your landlord of peeling or chipping paint.
- Keep painted surfaces clean and free of dust. Clean floors, window frames, window sills, and other surfaces weekly. Use a mop or sponge with warm water and a general all-purpose cleaner. (Remember: never mix ammonia and bleach products together because they can form a dangerous gas.)
- Carefully clean up paint chips immediately without creating dust.
- Thoroughly rinse sponges and mop heads often during cleaning of dirty or dusty areas, and again afterward.
- Wash your hands and your children's hands often, especially before they eat and before nap time and bed time.
- Keep play areas clean. Wash bottles, pacifiers, toys, and stuffed animals regularly.
- Keep children from chewing window sills or other painted surfaces, or eating soil.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe Certified renovation firms (see page 12).
- Clean or remove shoes before entering your home to avoid tracking in lead from soil.
- Make sure children eat nutritious, low-fat meals high in iron, and calcium, such as spinach and dairy products. Children with good diets absorb less lead.

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## Reducing Lead Hazards

**Disturbing lead-based paint or removing lead improperly can increase the hazard to your family by spreading even more lead dust around the house.**

- In addition to day-to-day cleaning and good nutrition, you can **temporarily** reduce lead-based paint hazards by taking actions, such as repairing damaged painted surfaces and planting grass to cover lead-contaminated soil. These actions are not permanent solutions and will need ongoing attention.
- You can minimize exposure to lead when renovating, repairing, or painting by hiring an EPA- or state-certified renovator who is trained in the use of lead-safe work practices. If you are a do-it-yourselfer, learn how to use lead–safe work practices in your home.
- To remove lead hazards permanently, you should hire a certified lead abatement contractor. Abatement (or permanent hazard elimination) methods include removing, sealing, or enclosing lead-based paint with special materials. Just painting over the hazard with regular paint is not permanent control.

**Always use a certified contractor who is trained to address lead hazards safely.**

- Hire a Lead-Safe Certified firm (see page 12) to perform renovation, repair, or painting (RRP) projects that disturb painted surfaces.
- To correct lead hazards permanently, hire a certified lead abatement contractor. This will ensure your contractor knows how to work safely and has the proper equipment to clean up thoroughly.

Certified contractors will employ qualified workers and follow strict safety rules as set by their state or by the federal government.

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## Reducing Lead Hazards, continued

**If your home has had lead abatement work done** or if the housing is receiving federal assistance, once the work is completed, dust cleanup activities must be conducted until clearance testing indicates that lead dust levels are below the following levels:

- 10 micrograms per square foot ($\mu g/ft^2$) for floors, including carpeted floors
- 100 $\mu g/ft^2$ for interior windows sills
- 400 $\mu g/ft^2$ for window troughs

**Abatements are designed to permanently eliminate lead-based paint hazards.** However, lead dust can be reintroduced into an abated area.

- Use a HEPA vacuum on all furniture and other items returned to the area, to reduce the potential for reintroducing lead dust.
- Regularly clean floors, window sills, troughs, and other hard surfaces with a damp cloth or sponge and a general all-purpose cleaner.

Please see page 9 for more information on steps you can take to protect your home after the abatement. For help in locating certified lead abatement professionals in your area, call your state or local agency (see pages 15 and 16), epa.gov/lead, or call 1-800-424-LEAD.

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# Renovating, Repairing or Painting a Home with Lead-Based Paint

**If you hire a contractor to conduct renovation, repair, or painting (RRP) projects in your pre-1978 home or childcare facility (such as pre-school and kindergarten), your contractor must:**

- Be a Lead-Safe Certified firm approved by EPA or an EPA-authorized state program
- Use qualified trained individuals (Lead-Safe Certified renovators) who follow specific lead-safe work practices to prevent lead contamination
- Provide a copy of EPA's lead hazard information document, *The Lead-Safe Certified Guide to Renovate Right*

**RRP contractors working in pre-1978 homes and childcare facilities must follow lead-safe work practices that:**

- **Contain the work area.** The area must be contained so that dust and debris do not escape from the work area. Warning signs must be put up, and plastic or other impermeable material and tape must be used.
- **Avoid renovation methods that generate large amounts of lead-contaminated dust.** Some methods generate so much lead-contaminated dust that their use is prohibited. They are:
  - Open-flame burning or torching
  - Sanding, grinding, planing, needle gunning, or blasting with power tools and equipment not equipped with a shroud and HEPA vacuum attachment
  - Using a heat gun at temperatures greater than 1100°F
- **Clean up thoroughly.** The work area should be cleaned up daily. When all the work is done, the area must be cleaned up using special cleaning methods.
- **Dispose of waste properly.** Collect and seal waste in a heavy duty bag or sheeting. When transported, ensure that waste is contained to prevent release of dust and debris.

To learn more about EPA's requirements for RRP projects, visit epa.gov/getleadsafe, or read *The Lead-Safe Certified Guide to Renovate Right.*

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## Other Sources of Lead

### Lead in Drinking Water

The most common sources of lead in drinking water are lead pipes, faucets, and fixtures.

Lead pipes are more likely to be found in older cities and homes built before 1986.

You can't smell or taste lead in drinking water.

To find out for certain if you have lead in drinking water, have your water tested.

Remember older homes with a private well can also have plumbing materials that contain lead.

### Important Steps You Can Take to Reduce Lead in Drinking Water

- Use only cold water for drinking, cooking and making baby formula. Remember, boiling water does not remove lead from water.
- Before drinking, flush your home's pipes by running the tap, taking a shower, doing laundry, or doing a load of dishes.
- Regularly clean your faucet's screen (also known as an aerator).
- If you use a filter certified to remove lead, don't forget to read the directions to learn when to change the cartridge. Using a filter after it has expired can make it less effective at removing lead.

Contact your water company to determine if the pipe that connects your home to the water main (called a service line) is made from lead. Your area's water company can also provide information about the lead levels in your system's drinking water.

For more information about lead in drinking water, please contact EPA's Safe Drinking Water Hotline at 1-800-426-4791. If you have other questions about lead poisoning prevention, call 1-800 424-LEAD.*

Call your local health department or water company to find out about testing your water, or visit epa.gov/safewater for EPA's lead in drinking water information. Some states or utilities offer programs to pay for water testing for residents. Contact your state or local water company to learn more.

* Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8339.

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## Other Sources of Lead, continued

- **Lead smelters** or other industries that release lead into the air.
- **Your job.** If you work with lead, you could bring it home on your body or clothes. Shower and change clothes before coming home. Launder your work clothes separately from the rest of your family's clothes.
- **Hobbies** that use lead, such as making pottery or stained glass, or refinishing furniture. Call your local health department for information about hobbies that may use lead.
- Old **toys** and **furniture** may have been painted with lead-containing paint. Older toys and other children's products may have parts that contain lead.[4]
- Food and liquids cooked or stored in **lead crystal** or **lead-glazed pottery or porcelain** may contain lead.
- Folk remedies, such as **"greta"** and **"azarcon,"** used to treat an upset stomach.

[4] In 1978, the federal government banned toys, other children's products, and furniture with lead-containing paint. In 2008, the federal government banned lead in most children's products. The federal government currently bans lead in excess of 100 ppm by weight in most children's products.

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## For More Information

**The National Lead Information Center**
Learn how to protect children from lead poisoning and get other information about lead hazards on the Web at epa.gov/lead and hud.gov/lead, or call **1-800-424-LEAD (5323).**

**EPA's Safe Drinking Water Hotline**
For information about lead in drinking water, call **1-800-426-4791**, or visit epa.gov/safewater for information about lead in drinking water.

**Consumer Product Safety Commission (CPSC) Hotline**
For information on lead in toys and other consumer products, or to report an unsafe consumer product or a product-related injury, call **1-800-638-2772,** or visit CPSC's website at cpsc.gov or saferproducts.gov.

**State and Local Health and Environmental Agencies**
Some states, tribes, and cities have their own rules related to lead-based paint. Check with your local agency to see which laws apply to you. Most agencies can also provide information on finding a lead abatement firm in your area, and on possible sources of financial aid for reducing lead hazards. Receive up-to-date address and phone information for your state or local contacts on the Web at epa.gov/lead, or contact the National Lead Information Center at **1-800-424-LEAD.**

Hearing- or speech-challenged individuals may access any of the phone numbers in this brochure through TTY by calling the toll-free Federal Relay Service at **1-800-877-8339.**

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# U. S. Environmental Protection Agency (EPA) Regional Offices

The mission of EPA is to protect human health and the environment. Your Regional EPA Office can provide further information regarding regulations and lead protection programs.

**Region 1** (Connecticut, Massachusetts, Maine, New Hampshire, Rhode Island, Vermont)

Regional Lead Contact
U.S. EPA Region 1
5 Post Office Square, Suite 100, OES 05-4
Boston, MA 02109-3912
(888) 372-7341

**Region 2** (New Jersey, New York, Puerto Rico, Virgin Islands)

Regional Lead Contact
U.S. EPA Region 2
2890 Woodbridge Avenue
Building 205, Mail Stop 225
Edison, NJ 08837-3679
(732) 906-6809

**Region 3** (Delaware, Maryland, Pennsylvania, Virginia, DC, West Virginia)

Regional Lead Contact
U.S. EPA Region 3
1650 Arch Street
Philadelphia, PA 19103
(215) 814-2088

**Region 4** (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee)

Regional Lead Contact
U.S. EPA Region 4
AFC Tower, 12th Floor, Air, Pesticides & Toxics
61 Forsyth Street, SW
Atlanta, GA 30303
(404) 562-8998

**Region 5** (Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin)

Regional Lead Contact
U.S. EPA Region 5 (LL-17J)
77 West Jackson Boulevard
Chicago, IL 60604-3666
(312) 353-3808

**Region 6** (Arkansas, Louisiana, New Mexico, Oklahoma, Texas, and 66 Tribes)

Regional Lead Contact
U.S. EPA Region 6
1445 Ross Avenue, 12th Floor
Dallas, TX 75202-2733
(214) 665-2704

**Region 7** (Iowa, Kansas, Missouri, Nebraska)

Regional Lead Contact
U.S. EPA Region 7
11201 Renner Blvd.
Lenexa, KS 66219
(800) 223-0425

**Region 8** (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming)

Regional Lead Contact
U.S. EPA Region 8
1595 Wynkoop St.
Denver, CO 80202
(303) 312-6966

**Region 9** (Arizona, California, Hawaii, Nevada)

Regional Lead Contact
U.S. EPA Region 9 (CMD-4-2)
75 Hawthorne Street
San Francisco, CA 94105
(415) 947-4280

**Region 10** (Alaska, Idaho, Oregon, Washington)

Regional Lead Contact
U.S. EPA Region 10 (20-C04)
Air and Toxics Enforcement Section
1200 Sixth Avenue, Suite 155
Seattle, WA 98101
(206) 553-1200

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## Consumer Product Safety Commission (CPSC)

The CPSC protects the public against unreasonable risk of injury from consumer products through education, safety standards activities, and enforcement. Contact CPSC for further information regarding consumer product safety and regulations.

**CPSC**
4330 East West Highway
Bethesda, MD 20814-4421
1-800-638-2772
cpsc.gov or saferproducts.gov

## U. S. Department of Housing and Urban Development (HUD)

HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. Contact to Office of Lead Hazard Control and Healthy Homes for further information regarding the Lead Safe Housing Rule, which protects families in pre-1978 assisted housing, and for the lead hazard control and research grant programs.

**HUD**
451 Seventh Street, SW, Room 8236
Washington, DC 20410-3000
(202) 402-7698
hud.gov/lead

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U. S. EPA Washington DC 20460
U. S. CPSC Bethesda MD 20814
U. S. HUD Washington DC 20410

EPA-747-K-12-001
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# IMPORTANT!

## Lead From Paint, Dust, and Soil in and Around Your Home Can Be Dangerous if Not Managed Properly

- Children under 6 years old are most at risk for lead poisoning in your home.
- Lead exposure can harm young children and babies even before they are born.
- Homes, schools, and child care facilities built before 1978 are likely to contain lead-based paint.
- Even children who seem healthy may have dangerous levels of lead in their bodies.
- Disturbing surfaces with lead-based paint or removing lead-based paint improperly can increase the danger to your family.
- People can get lead into their bodies by breathing or swallowing lead dust, or by eating soil or paint chips containing lead.
- People have many options for reducing lead hazards. Generally, lead-based paint that is in good condition is not a hazard (see page 10).

# Rental Application for **Cornerstone Property Services**

APPLICATION FOR RENTAL

**Notice: All adult applicants (18 years or older) must complete a separate application for rental.**

| APPLICANT INFORMATION | | | |
|---|---|---|---|
| LAST NAME<br>Vasquez | FIRST NAME<br>Ilene | MIDDLE NAME<br>Nicole | SUFFIX |
| SSN<br>***-**-**** | BIRTH DATE<br>10/31/1987 | PHONE - TYPE<br>(520) 728 - 4977 - Mobile | |
| EMAIL<br>ilenev0808@gmail.com | ARE YOU A SERVICE MEMBER?<br>NO | HOW DID YOU HEAR ABOUT THIS PROPERTY?<br>For Rent | |

| OTHER RESIDENTS | | | |
|---|---|---|---|
| NAME<br>Eliaz J. Estrada (Dependent) | BIRTH DATE<br>9/8/2008 | RELATIONSHIP<br>dependent | SSN |
| NAME<br>Ezzykial J. Barrios (Dependent) | BIRTH DATE<br>6/14/2024 | RELATIONSHIP<br>dependent | SSN |

| EMERGENCY CONTACT | | |
|---|---|---|
| NAME<br>Linda Barrios | ADDRESS<br>534 W Ocotillo St, CASA GRANDE, 5 85122 | |
| PHONE<br>(520) 510 - 8983 | EMAIL ADDRESS<br>barrios66@msn.com | RELATIONSHIP<br>mother |

| CURRENT ADDRESS | | | |
|---|---|---|---|
| STREET ADDRESS<br>1550 North Casa Grande Ave 180 | CITY<br>CASA GRANDE | STATE<br>AZ | ZIP<br>85122 |
| MOVE IN DATE<br>8/14/2022 | MOVE OUT DATE<br>current | MONTHLY RENT<br>$600.00 / Mo. | |

| EMPLOYMENT & INCOME INFORMATION | | | |
|---|---|---|---|
| OCCUPATION<br>Assembler | EMPLOYER/COMPANY<br>Bright | | |
| SUPERVISOR<br>Jessica | SUPERVISOR PHONE<br>(520) 350 - 8638 | SALARY<br>$600.00/Wk. | START DATE |
| EMPLOYER ADDRESS<br>1301 West industrial Drive | CITY<br>Coolidge | STATE<br>AZ | ZIP<br>85128 |
| OTHER INCOME DESCRIPTION<br>Cash Assistance | | | MONTHLY INCOME<br>$218.00/Mo. |
| OTHER INCOME DESCRIPTION<br>w9 form that will to pay 2 months of rent. | | | MONTHLY INCOME<br>$2,000.00/Mo. |

## APPLICATION CONSENT

I hereby warrant that all statements set forth above are true.

I understand that a consumer report and/or an investigative consumer report may be requested in connection with my prospective or continuing housing or guarantor application with **Cornerstone Property Services** through RP On-Site LLC (On-Site). I understand that these reports may include information concerning my character, employment and income verification, general reputation, personal characteristics, public records information, criminal records information, education, qualifications, motor vehicle record, mode of living, credit and indebtedness information, and any other information which may reflect upon my potential for tenancy or guarantor status gathered from any individual, organization, entity, agency, or other source which may have knowledge concerning any such items of information.

I understand that **Cornerstone Property Services** may require income and employment verification in connection with my application. I further understand that income and employment verification require access to my employment, income, and payroll related information. I authorize and consent to the access to, use, and release of such information by On-Site, Trans Union LLC, and other applicable credit bureaus for the purpose of providing the verification services in relation to my application and during the course of any ongoing lease obligation arising from such application.

I understand that if an investigative consumer report is requested about me, I have the right to make a written request to **Cornerstone Property Services**, within a reasonable period of time, for complete and accurate disclosure of the nature and scope of the investigation requested.

I consent to the delivery of all notices or disclosures required by law via any medium so chosen by **Cornerstone Property Services** or On-Site, including but not limited to email or other electronic transmission. I understand that all notices shall be deemed received upon being sent.

By submitting this application, I certify that I have read and fully understand the disclosures and my rights detailed above and authorize On-Site to obtain, for the purpose of determining my eligibility for initial or continued tenancy or guarantor status, a consumer report and/or investigative consumer report and to disclose all information obtained by On-Site to **Cornerstone Property Services**, its affiliates, and assigns now and in the future. I also certify that I have read and fully understand my rights under the FCRA available at https://www.on-site.com/resources/consent/fcraDisclosuresConsent.pdf.

Signed by Ilene Nicole Vasquez
Fri Jul 25 2025 01:29:14 PM MST
Key: 41CD3C02; IP Address: 23.198.14.133

Ilene Nicole Vasquez *(Applicant)* *Date*

### The following charge(s) will appear on your card statement as *"ClickPay"*

**Application Fee - Charge Details**

| Name on Card | Account Number | Reference Number | Authorized |
|---|---|---|---|
| Ilene Vasquez | XXXXXXXXXXXX9471 | 16037452 | $38.85 |

*This card has been authorized for the amount above and will be charged when the application is processed.*

# TENANT ATTACHMENT

Document updated: January 2025

ARIZONA association of REALTORS®
REAL SOLUTIONS. REALTOR® SUCCESS.

*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.*

REALTOR® EQUAL HOUSING OPPORTUNITY

# ATTENTION TENANT!

## YOU ARE ENTERING INTO A LEGALLY BINDING AGREEMENT.

- [X] 1. **Read the entire agreement *before* you sign it.**
- [X] 2. **Review the Rules & Regulations, CC&Rs and all other governing documents, especially if the property is in a homeowner's association.**
- [X] 3. **You are *strongly* urged to obtain Renter's Insurance.**
- [X] 4. **Investigate all material (important) facts.**
- [X] 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.**
- [X] 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***


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Initials> | TENANT | TENANT

Phone: (480)685-2760 Fax: Colt Stewart 502-M-2025

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