

LEASE AGREEMENT

BETWEEN OWNERS
Rex & Kathy Patterson
480-243-0988

AND TENANT(S):

TROY D. & PAMELA REED

IN CONSIDERATION OF THE LANDLORD LEASING CERTAIN PREMISES TO THE TENANT, THE TENANT LEASING THOSE PREMISES FROM THE LANDLORD AND THE MUTUAL BENEFITS AND OBLIGATIONS PROVIDED IN THIS LEASE, THE RECEIPT AND SUFFICIENCY OF WHICH CONSIDERATION IS HEREBY ACKNOWLEDGED, THE PARTIES TO THIS LEASE AGREE AS FOLLOWS: Landlord agrees to rent to the tenant the house described as 807 E LONG AVE Buckeye AZ 85326 For the use as residential premises only. Neither the premises nor any part of the premises will be used at any time during the term of this lease by Tenant for the purpose of carrying on any business, profession, or trade of any kind, or for any other purpose other than a single family residence.

Subject to the provisions of this lease, apart from the Tenant (s), no other persons will occupy the premises without prior written permission of the Landlord. Rent MAY be increased if additional tenants will be residing at the premises at the Landlords discretion. The tenant MAY NOT sublease the property. All rents and late fees must be current and up to date before this lease renewal will be approved by the Landlord.

The term of the Lease commences at 9:00 AM. 5-4-17
And end at 9:00 pm on 5-4-18 Should tenant wish to remain in possession of the premises after the natural expiration of this lease, a new lease will be required.
Subject to the provisions of this lease, the rent for the premises is ~~0000.00~~ \$875.00 per Month. First payment due on or before 5-4-17

The Tenant will pay the Rent ON OR BEFORE the due date of every month of the term of this lease.

The Tenant will be charged a late fee of \$50.00 for any late Rent paid 2 days after the due date of the rent. There will additional \$20.00 per day each day accruing starting the 3rd late day of 6th.

There will be a \$50.00 check fee charged if the rent check or payment does not clear tenants account and a \$50.00 late fee will also be attached to the "now late rent" if not rectified and paid in full by the 2nd LATE DAY.

ONCE the tenant has delivered insufficient funds for the rent owed, CASH direct

Moving Out 12-3-17

deposited or bank wire transfers will be the only acceptable payment method for future rent.

RENT IS DUE ON 4th.
It is considered LATE on 6th OF EACH MONTH.

A "PAY RENT OR QUIT NOTICE" will be mailed out certified mail on the 3rd LATE day of unpaid rent and the tenant must pay rent and ALL LATE FEES within 5 days of receiving this notice or the lease is then breached and the tenancy agreement is null and void.

\$1200⁰⁰ Fully refundable deposit is held by landlord as a security deposit and will be returned in full to the tenant if premises are left undamaged and clean. The Landlord expects the premises back in the SAME CONDITION as the Tenant received the premises with exception to normal wear.

Carpets and floors are to be cleaned.
Cabinets are to be wiped down and out.
Floors swept and mopped.
Garage swept.
Yard cleaned up. No weeds. FRONT AND BACK.
All trash and belongings removed.
Appliances cleaned.
Bathrooms cleaned.
Kitchen cleaned.
Walls and switch plates wiped down.
Fans and light fixtures dusted.
Sliding glass door cleaned.
Blinds clean.

Bedroom Blinds
not cleaned
vents cleaned
Light in Kitchen

THE LANDLORD HAS PERFORMED ALL OF THE ABOVE CLEANING AND DELIVERS THIS HOUSE IN CLEAN CONDITION TO THE TENANT.

During the term of the lease or after it's termination, the Landlord may charge the Tenant or make deductions from the Security Deposit for any or all of the above cleaning needed or the following repairs:

- * Repairs to the walls due to excessively large nails, mollies, or holes.
- * Any cuts, burns, or water damage to tile, linoleum, rugs and or other areas.
- * Repainting due to excessive use or abuse to the walls.
- * Replacing damaged doors, screens, mirrors, or light fixtures.
- * Replacing damaged blinds.
- * Plugged toilets or sinks.
- * Any landscaping repairs.
- * Cleaning
- * Exterminating if the premises are infested with any type of pest.
- * Any damage done to the premises not mentioned above.

- * Removal of any personal belongings or debris.
- * ANY KEYS NOT RETURNED. 5.00 PER KEY.
- * GARAGE REMOTES NOT RETURNED. 40.00 PER REMOTE.

The tenant may not use the ⁶1200⁰⁰ Security deposit as payment for rent. This deposit is for damages and cleaning only.

In accordance with the Az. Landlord Tenant Act the Landlord will refund and mail to the Tenant(s) forwarding address all of the \$ 1200⁰⁰ security deposit minus the cost of any cleaning and damage within 14 business days of executing the full term of this lease.

The tenant must notify the landlord immediately via text or phone call to 480-243-0988 if there are any problems with appliances, plumbing, electrical, roofing that requires repair. Landlord is responsible for home repairs due to normal wear and tear and age related. Landlord pays the \$45.00 service fee for warranty repairs.

- *Tenant is responsible to replace lightbulbs and fire detector batteries as needed.
- *Tenant is responsible to make repairs due to tenant's damage.
- *Tenant is responsible for drain clogs after the first 30 days.
- *Tenant is responsible for pest control.
- *The tenant will not allow moisture to build up under counters or mold to grow in the bathrooms or any other location in the home.

CATS, AND SMOKING ARE FORBIDDING IN THE HOUSE EVER, INCLUDING GUEST DUE TO SERIOUS LANDLORD HEALTH ISSUES.

1. The tenant may not paint or wall paper any walled surfaces. No changes to the exterior or interior walls other than curtain rods and pictures. Any large holes due to heavy shelving, curtain rods, pictures or other objects MUST be patched to original appearance of VERY LITTLE or NO SHOW upon vacating. Touch up paint is provided in the laundry room.
2. Tenant will not re key the locks.
3. Tenant acknowledges that the home is located in a HOA planned development and agree to abide to all of the CCRs in which the neighborhood is regulated.

Most Common HOA regulations are:

No parking in the gravel yard. ALL wheels must be on the pavement.

Bring the trash and recycle cans in on pick up eveing.

All weeds must be maintained

Trees must be trimmed

No debris in the yard

No bikes, toys, furniture, tools or equipment in the front yard or on front porch.


Christmas lights must be removed after the Christmas season.

No foil or coverings in front or side windows visible from the street.

No satellite dishes within street view.

Nothing in the back yard visible from the street. Ex: wood structures, awnings ect.

Dogs are allowed upon approval from landlord with an additional pet deposit. The dog must be potty trained. Any odor or damage to the flooring will result in forfeiture of the earnest deposit. Doggy door for slider required. NO PET IS TO BE LOCKED OUTSIDE OR INSIDE FOR ANY EXTENDED LENGTH OF TIME. The pet is to be on a leash at all times when outside of the property lines. The pet must not be allowed to roam the neighborhood. The pet must be controlled in regards to barking. A biting dog must be muzzled when walked thru the neighborhood. The landlord will not be responsible for any pet injury to any person within or beyond the premises. ALL PETS MUST BE APPROVED BY LANDLORD AND A PET DEPOSIT WILL BE REQUIRED. Breach of this agreement is terms for eviction.

 **The tenant must provide their own rental insurance. The landlord has insured the home and the appliances within. The Landlord will not be responsible for any loss or damage to tenant's property for any reason regardless of natural disaster or mysterious disappearance, fire or any other unforeseen issue.**

The landlord will not be responsible for any injury incurred on the premises to any person whether invited or uninvited by the tenant including friends, friends of friends, food delivery persons, mail and other delivery persons, utility persons or any other person who is injured while on the property. The tenant is responsible to keep the premises safe for all who walk onto the property or into the house.

There will be no illegal activity conducted on these premises.

The landlord must provide the tenant with 48 hours notice prior to entering the premises unless one of the following requires emergency entrance. 1. The neighborhood is in danger and the home must be secured or evacuated. 2. There appears to be a health risk which requires immediate entrance or suspicion of any illegal activity. 3. OR Notification by the police or fire department requiring entrance.

If the tenant fails to pay rent and appears to have abandoned the property the landlord will dispose of any personal belongings as they feel fit. The tenant forfeits any rights to any belongings left behind when vacating the property. ALL personal belongings must be removed by the time stated in the expiration of this lease or the 5 Day Rent Demand or Move Notice. The landlord will NOT STORE any of the tenant's belongings for any amount of time.

Landlord does not accept checks via mail for rent. ALL rents are to be direct deposited into Landlords account.

Chase bank deposit slips provided.

Tenant is responsible for their own Water, trash and sewer with Buckeye City Water Co.

Electric with APS

Tenant Pamela Reese date 5/4/17

Tenant Troy Reese date 5/4/17

Tenant _____ date _____

Landlord Kathryn Patterson date 5-4-17

Landlord info:

DW Whirlpool

Stove Whirlpool

Washer Kenmore

Waterheater Whirlpool 50gals

Garage Opener Chamberlain

2 remotes & sets of keys - 2

Refrig Whirlpool

Microwave NONE

Dryer Kenmore

AC Goodman

The Landlord acknowledges the following damage to the house as of 5-4-17.

crack Tile Hall Bath

hole in middle Bedroom Closet Door

Laminate damage in Kitchen

duct#
1826239 →
model #
0.1-1999