Sille arrant manda			AGREEMENT	1	
35 availt gailte			ed "Management" for the Own		· · · · · · · · · · · · · · · · · · ·
			Apartments, located at _50		
•	• •	•	ame of each occupant); (1) <u>S</u>		
			SS#; for a te		
	· · ·	_	nonth commencing on11/01/		
partment and Resident(s) s	hall pay rent, tax, charges	and deposits as set	forth below. Occupancy is limit	_	amed above.
IONTHLY RENTAL			OTHER CHARGES AND	DEPOSIT(S)	
CHARGES Rent \$1813.00			Security Deposit \$130	0	
			Pet Deposit \$n/a		
et Rent \$ or Does not apply to assistive	 animale)		(Does not apply to assista	nce animais)	
soes not uppry to assistive	utimutsj		Adm. Fees \$ n/a		
City Sales Tax \$41.69	shanga during laaca				
Applicable rate subject to c erm)	mange during lease		UTILITIES:Natural Gas		
ubtotal \$ 1,854.69			Electricity Paid by: Resid		cident
tility Income (RUBS) \$	100 or		Other_WATERse	· ·	
			✓ (RUBS program in plant)	ice, subject to change	; }
OTAL MONTHLY RENT					
OTHER TERMS AND CO 25.00 fee assessed for ser		non payment of re	ent No unauthorized occupants	or pets Utility bill	ing subject to change.
n-site manager's office or at xact amount due. No second ay after the 2th that any pornarges shall be paid only in toosts of repairs caused by damuliure to pay any rent or oth fanagement has the exclusive npaid deposits, charges and/or/TILITY COSTS/SALES	the location designated by M party checks will be accepted ion of the rent is delinquent; he form of cashier's check of ages due to act of neglect by er charge due may provide to right to determine how Respet permit violations). FAX ADJUSTMENT DUI	lanagement, which is ad. Resident will pay (2) \$37 for each non money order; (3) \$2 Resident's guest; and passis for termination ident's payments are	sales tax payable in advance on or payable with a personal check, cas as additional rent not later than the sufficient fund check returned by the sale of this rent fund check returned by the sale of this rental Agreement for bringing of this Rental Agreement at the opapplied towards the various monet. M: Management shall have the right out of utilities and/or any increase in the sale of	hier's check, certified of a next rental payment of the Resident's bank and g drain stoppages causeing an unauthorized pet pation of Management, ary obligations of this to upon 30 days written to	check or money order in the late: (1) \$\frac{5}{2}\text{per}\$ day for each at therafter all future rent and by foreign objects; (4) the on the property. Resident' Resident further agrees tha Rental Agreement (i.e. rent
ARKING POLICIES: Resion Management.	dent agrees that only those ve	hicles (including trail	ers and boats) identified below may p	oark on the parking with	out separate written consent
MAKE/MODEL	TYPE	YEAR	LICENSE NO.	STATE	PERMIT#
ark and where inoperable, ab pply to vehicles that are park arked in this manner will be dditional rent owed and be in	andoned or unauthorized veh ed in a space assigned to anot towed immediately without w nmediately due and payable.	icles will be towed at her resident, parked in varning at owner's exp Guests must only be p	ement may also designate: (1) Parking the owner's expense once notice in a marked two-away or parked to incense. If Management pays resident parked in parking lots, never on side and show current registration. Management	posted on the vehicle. npede traffic or trash co's towing expense, such walks, in landscape are:	The 24 hour notice does not llection easements. Vehicle expense shall be deemed a or apartments and must not make the control of the control
ther notices must be in writing		er's Office during reg	wher under the lease and service or ular business hours or sent by regist e advised that Management and Man	ered or certified mail to	the Manager's Office durin
Apartment inventory and Pet A entities Management to termit otal rent due each month to N	Agreement (if applicable), all nate this agreement and/or exident and/or exident and/or exident and/or exident and/or exident and are assigned.	of which are attached ercise and other legal gned parking space (in	nin the spirit and latter of this enting the spirit and latter of this Agrights it may possess (3) that it Ref applicable) and techive any securities and/or nuisleading information is constant.	reement is material and sident designated below y refund (if applicable)	a violation of any obligation as "Agent" shall deliver the (4) and upon written notice
lesident:			Management (A	uthorized Agent for t	the Owner)
(22)	44/04/04		1/5	1) August	Q
avela (Nov 1, 262) 13:44 PDT) Resident	11/01/21		R	Mary	
ND)			<i>D</i> _j \	,	
Favela (Nov. 1, 2021 13:47 PBT) Lesident	11/01/21		-		
COMMI			(Title)		
			(Title)		
Resident	11/01/21 Date		(Title) 11/01/21 Date		

ACCESS: Except in case of emergency or if it is impracticable to give notice, Management will not enter Resident's ward in the apartment of a service or maintenance request grants Management authority to enter the apartment at all reasonable times for the purpose of that request, and Management must have advance written permission from Resident to open Resident's apartment for other (i.e. delivery personnel, service personnel, friends, ect). Resident is aware that under these circumstances Management is not responsible for lost or stolen articles, damage or doors left unlocked.

RESIDENT'S POLICIES: (A) Resident shall not decorate or alter the apartment, patio or balcony area, change door locks, add a new lock, have waterbed, sublet or park a motorized vehicle in the apartment, without written permission from Management. (B) Resident further agrees to comply with state statutes and city ordinances which are applicable to the premises. (C) Resident shall show due consideration for his neighbors and not interfere with other resident's quiet enjoyment, and Management shall be sole judge of acceptable conduct. (D) Resident has carefully inspected the premises and finds them to be in a clean, rentable, undamaged condition except as may be noted otherwise in the Apartment inventory. Resident agrees to exercise reasonable care in the use of the premises and maintain and redeliver the same in a clean, safe and undamaged condition. (E) Resident is responsible for the conduct of all occupants, guest, or visitors.

ABANDONMENT: Abandonment means either: (1) The Resident's absence from the premises for at least seven (7) consecutive days, rent being at least ten (10) days past due, and the lack of any reasonable evidence that Resident is occupying the premises; or (2) Resident's absence from the premises for at lease five (5) days, rent being at least five (5) days past due, and the absence of the Resident's personal property from the dwelling unit. Such abandonment shall not constitute a "surrender" without the consent of Management and in the event of abandonment, Management shall be entitled to all remedies at law or in equity, which provides that if personal property is abandoned by the Resident and determined by Management to be of less value than the cost of moving, storing and conducting a sale of such personal property. Management may destroy or otherwise dispose of any or all of the abandoned property.

OPTION TO RENEW/RENT INCREASE: At expiration of this lease, this lease will automatically renew on a month-to-month basis under the same terms and conditions unless Resident gives Management a 30 day prior written notice of Resident's intent to vacate by delivering to Management a vacate notice, or unless Management, at its sole option, chooses not to renew this lease, and in such cases, Resident agrees to vacate on the expiration date of lease. The rent may increase upon the expiration date if a 30 day prior written notice of such an increase is provided to Resident. A specific length lease of greater than one month but no longer than one year may be required to continued occupancy.

INDEMNIFICATION: Management shall not be liable for any damage or injury to the Resident(s) or any other person, or to any property, occurring on the premises, or any part thereof, or in the common areas thereof, unless such damage or injury is the result of negligence or unlawful acts of Management, its agents or employees. Management is only liable for those claims for damages and injuries for which it is legally responsible. Resident shall be responsible for obtaining fire, extended coverage, and liability insurance with respect to the contents of the apartment. Resident understands that Management's insurance does not cover Resident's belongings from losses not caused by Management's negligence and Management, encourages Resident to obtain an all-risk policy in addition to marking all valuables for "Operation Identification."

AUTHORIZATION: The parties hereby authorize management to make available information concerning this residency, upon request, during or after the term of this residency. Resident expressly releases management from any liability for disclosure of any information related to the tenancy of the Resident.

WAIVER: Failure of Management to insist upon strict compliance with the terms of this Rental Agreement shall not constitute a waiver of Management's right to act on any violation.

ATTORNEY'S FEES: In the event of legal action to enforce compliance with this Rental Agreement, the prevailing party may be awarded court costs and reasonable attorney's fees.

JURY TRIAL WAIVER: The parties hereby waive their respective rights to trial in any special detainer or forcible entry and detainer action arising out of or in any way connected with this Rental Agreement.

SECURITY: Resident hereby agrees and acknowledges that Management and Owner shall not provide and shall have no duty to provide any security services to Resident or the community. Resident shall look solely to the public police force for security protection and Resident agrees and acknowledges that protection against criminal action is not within the power of Management and Owner, and, even if from time to time Management provides security services, those services cannot be relied upon by Resident and shall not constitute a waiver of, or in any manner modify that above agreement. Management and Owner shall not be liable for failure to provide adequate security services or for criminal or wrongful actions by other against Resident, Resident's relatives or Resident's guests.

MOVE OUT CHARGES:

A. RENT: Resident must deliver a signed "VACATE NOTICE" at least thirty (30) days prior to move out. Resident must fulfill the agreed upon terms of the Rental Agreement. The thirty-Day Notice must be delivered to management at least thirty (30) days prior to the lease agreement's expiration. For rental agreements which are month-to-month, resident agrees to provide a Thirty-Day Notice to vacate thirty (30) days prior to the periodic rental due date.

- B. INADEQUATE CLEANING: If Resident does not complete the cleaning requirements as listed, Resident will be charged the amounts histed in this agreement.
- C. ADMINISTRATIVE CHARGES: I agree to pay \$_2800_ to defray Management's administrative and marketing costs if Resident does either or the following:

 (1) fails to fulfill the agreed upon term of the Apartment Rental Agreement or, (2) fails to deliver a written "VACATE NOTICE" to Management at least 30 days prior to move out.
- D. PROPERTY DAMAGE: Resident agrees the if apartment is not returned in the same condition as Resident received it (as shown on APARTMENT INVENTORY), less fair wear and tear as determined by Management, Resident will be charged Management's cost to repair. Personal property remaining after move out will be disposed of without accountability.
- E. OTHER: Resident agrees to pay any unpaid preparation fee, pet cleaning/sanitizing fee, late charges, NSF check charges, lost key charges, or other unpaid charges at time of move out.

OWNER AGREES TO RETURN ALL REFUNDABLE DEPOSITS IN ACCORDANCE WITH A.R.S. SECTION 33-1321.

GENERAL PROVISIONS: No oral promises, representation or agreements have made by Owner or Management. This lease is the entire agreement between the parties and Management (including employees, leasing personnel and other personnel) have no authority to waive, amend or terminate this lease or any part of it and no authority to make promises, representation or agreements which impose duties of security or other obligations on Owner or Management unless done in writing. A copy of the Arizona Residential Landlord and Tenant Act may be obtained from the Arizona Secretary of State's Office.

ADDENDUM TO APARTMENT RENTAL AGREEMENT



Residential Management Services, LLC

Resident File Checklist

Resident's Name:	Saray Ramos Gu	utierrez	_ Carport #:	n/a
Address:	5010 N. 22nd Ave	# <u>100</u>	_ Mailbox #:	204419 <u>6.4</u>
Move in Date:	11/01/21			
Deposit: \$ <u>1,300.0</u>	(+ 1 st Month's Rent: \$_	1,432.20 +	Adm. Fees: \$	n/a
Sub Total: \$ 2.73	2.20 - Holding Dend	sit Paid· \$ 16	OO OO Total M	/I Cost: \$ 2,632.20

	<u>Left Side of File</u>	<u>Right Side of File</u>	
1	Application	Completed Lease	1
~	Background Check	Prorate Form Checklist	1
~	Income Verification	Disposition of Security Deposit	1
1	Rental Verification	Crime Free Addendum	~
1	Copy of ID	Community Policies	1
1	2nd form of ID	Bedbug information (given to resident)	V
1	References (if applicable)	Bedbug Addendum	V
~	Appeal Letter (if applicable)	Scorpion Addendum	1
V	Guest Card	Pest Control Addendum	V
/	Emergency Contact	Pet Policy	1
	Other:	Pet Policy Agreement	~
	Other:	Renters Insurance Acknowledgement	~
		Utility Agreement	1
		Smoke Alarm Agreement	1
		Key Release	1
		Cleaning & Damage Charges	v
		Move in Checklist	V
		Resident Referral Form	
		Other:	
Cor	nments:		

Pro Rate Calculation:

Rent: \$ 1,400.00 / 30: 46.67 x (days left): 7 Subtotal: \$ 326.67 + tax: \$ 7.51

Total Pro rated rent due next month: \$ 334.18

Disposition of Security Deposit

Property Name:	Crystal Terrace		
Property Address:	5010 N. 22nd Ave	Unit #	100
	addition to the Rental A		y and between ent) and
avant garde (landlor	d) dated on11/01/21		
Rent Agreement for refundable deposit ar or before the date to	posit at the time of exection all residents in the application of the application of the above referenced resurity deposit is for	oartment is nonrefundat ntal agreem	\$ <u>1300</u> Die deposit, due on
All of the above depo monthly rent.	osits together do not exce	eed one and	one-half times the
refundable security management agre	the Rental Agreement, Manage deposit in accordance with ar ement. At the conclusion of the DResident consistent with Arizon	ny applicable p e tenancy Resia	rovisions of the property
your apartment, all	t is held by the property owner. Security Deposit refunds will be ner in accordance with the terr	processed by I	Management on behalt
interest earned will your apartment, all	t is held in a Interest Bearing Ac be credited to the owner of the Security Deposit refunds will be ne terms of your lease and app	e property. In the processed by <i>I</i>	e event, you vacate
the event, you vac	t is held in an Non-Interest Bear ate your apartment, all Security cordance with the terms of you	Deposit refund	Is will be processed by
Resident Signature:	5-17°01:	D	Date: 11/01/21
Resident Signature:	Octoberosas (2 M PO) T	E	Date: 11/01/21
Resident Signature:			Date: 11/01/21
Management Signature:		D)ate: 11/01/21



residential management services 357 3500 n. 15th ave. phoenix, az 85015 | o 602 230 1510 | f 602 277 2146 info@avantgarderms.com | www.avantgarderms.com



residential management services

CRIME FREE LEASE ADDENDUM.

In consideration of the execution or renewal of a lease of the dwelling unit identified in the lease, Manager or owner and Resident agree as follows:

Resident, any member(s) of the resident's household, a guest or any other person affiliated with the resident or near the resident premises:

- 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 the intent to manufacture, sell, distribute, or use of a controlled substance (as defined
 in Section 102 or the Controlled Substance Act. 21 U. S. C.802).
- 2. Shall not engage in any act intended to facilitate criminal activity.
- 3. Will not permit the dwelling unit to be used for, or to facilitate criminal activity.
- 4. Shall not engage in the unlawful manufacturing, selling, using, storing, keeping giving of a controlled substance as defined in A.R.S. 13-3451, at any locations. Whether on or near the dwelling unit premises.
- 5. Shall not engage in any illegal activity, including but not limited to prostitution s defined in A.R.S. 13-3211, criminal street gang activity as defined in A.R.S. 13-105 and 13-2308, threatening or intimidation as prohibited in A.R.S. 13-202, assault as prohibited in A.R.S. 13-203 including but not limited to the unlawful discharge of firearms, on or near to dwelling unit premises, or any breach of the lease agreement that otherwise jeopardizes the health, safety and welfare of the landlord, his agent or other tenant or involving imminent or actual serious property damage as defined in A.R.S.13-1368.
- VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE AND GOOD CAUSE FOR INMEDIATE TERMINATION OF TENANCY.
 - A single violation of any 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 lease under A.R.S. 13-1377, as provided in A.R.S. 13-1368. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be a preponderance of the evidence.
- 7. In case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of the addendum shall govern.
- 8. This LEASE ADDENDUM is incorporated into the lease executed or renewed this day between Manager or Owner and Resident.

Resident Signature: Luis Favela (Nov 1, 2021 13:47 PDT)	Date: 11/01/21
Resident Signature: Luis Favela (Hov 1, 2021 13:44 PDT)	Date: 11/01/21
Property Manager's Signature:	Date: 11/01/21
Property: Crystal Terrace	Unit: 100



COMMUNITY RULES AND REGULATIONS

This community is operated for the comfort and enjoyment of the residents and consistent with the Landlord's goals. The enjoyment of living here and the high quality of housing will depend on the way the residents and their guests behave toward the structures, grounds and each other. These Community Rules and Regulations ("Rules") have been developed for this community to provide a fair set of guidelines for all residents to follow.

These rules apply equally to all residents and are always in force unless a resident has obtained prior written exception to a particular rule from the Landlord or the Management Company.

These Rules are considered part of your lease agreement dated ________ and may be changed on 30-day's notice to all residents. Violating these Rules is a violation of your lease and may result in termination of your tenancy at this community.

GARBAGE

* Trash is to be disposed of in the container that has been provided to the unit or the complex. Please make sure that all waste goes in the dumpster, not on the ground. Using plastic garbage bags will help keep the garbage area clean. Wet garbage must be wrapped. Boxes must be crushed before placing in the dumpster.

PARKING/ VEHICLES

- * Never use another residents parking spot when parking is assigned. Unassigned parking is on a first come/first serve basis. Vehicles parked illegally or blocking access to other parking spaces are subject to towing at the vehicle owner's expense.
- * Visitors are to park outside or, for short visits, in the "Visitor" parking spaces if any are provided. Visitors that park in another resident's parking spot are subject to towing at the vehicle owner's expense.
- * No trailers, boats, recreational vehicles or vehicles other than personal passenger cars or motorcycles may be parked in the parking areas. Vehicles are not to be backed into parking spaces.
- * Using parking spaces for storage of personal property is prohibited. Personal property that is stored in the parking areas will be removed at the Resident's expense upon three (3) days notice.
- * If Resident or their guest(s) have a car alarm, Resident is responsible to ensure that the car alarm is operating properly and does not activate unnecessarily. If a car owner cannot be contacted to disable the car alarm, then the car will be towed away at the car owner's expense.
- * Volume of car stereos must be turned low while in this community. Speed limit is 5 miles per hour in this community. Do not drive vehicles on the lawns at any time; violators will be charged for damages incurred.
- * Resident cannot perform maintenance work of any kind on any vehicle on the Premises, whether in a garage, carport, or open space. Vehicles on the Premises cannot be inoperable, wrecked, have flat tires, or leaking fluids.

CLEANLINESS

- * Cleaning of carpets and window coverings during the tenancy is the Resident's responsibility. You must use products and systems designed for such cleaning. We can refer you to our cleaning vendors for special rates.
- * Window coverings damaged through cleaning are the Resident's responsibility. Window ledges shall not be used for storing any personal belongings. Aluminum foil, paper, Venetian blinds, awnings, drapes or window decorations may not be installed on windows. Window screens must be left on all windows.
- * Resident must maintain reasonable housekeeping practices such that no odors, debris or vermin come from Resident's Premises. Violation of this Rule can result in eviction from the premises and/or referral to the County Health Department.

<u>PATIOS/</u> DECKS

- * Residents must keep their patio/deck area, if any, neat and orderly. All-weather manufactured furniture is permitted whereas old chairs, couches and unsightly personal belongings are prohibited.
- * Containers for "recycling" bottles, cans and paper must not be kept on the patio/deck. Mops, rugs, tablecloths or clothing must not be shaken, cleaned or left in any of the public areas or on any door or patio/deck.
- * No signs or other personal property may be placed outside the Premises on the railings, patio, decks or fences, or placed within the Premises so that the item is visible from the outside.
- * BBQ grills may ONLY be used when placed at least 20 feet away from any building in the complex and there must not be <u>anything</u> (patio, tree, shrub, etc.) above the grill.

PICTURES

* Pictures and mirrors are to be hung with nailed picture hooks. Gluing items to walls, ceilings, doors, tub or tub enclosure is not permitted.





STORAGE

* No personal property may be stored anywhere outside the Premises. Motorcycles and other vehicles or equipment may not be stored at the Premises, on patios or decks. Flammable liquids or materials may never be kept at the Premises, including the parking and storage areas.

GARBAGE DISPOSALS

- * Garbage disposal units, if provided, are only for the disposal of small amounts of soft food materials that can be readily ground up. Corncobs, bones and large amounts of food should NOT be placed in the disposal. The disposal unit is to be operated only with cold running water running. Never pour grease or lard down the sink.
- * Resident shall not place any foreign items down any drain or toilet. Toilet paper is the only item approved to be placed in a toilet. Removal of any foreign object from any drain or toilet becomes the sole responsibility of the tenant. All costs due to repair such damages caused will be added on to the following months rent and will be due and payable with rent.

ROOFS

* Climbing or walking on the roofs is strictly prohibited and all violators are subject to eviction. If you have a maintenance issue regarding the roofs, please submit it to management.

NO SMOKING

* Smoking is not allowed in any of the common areas of this Community including, without limitation, the elevators, pool decks, recreation rooms, enclosed common hallways and the management office.

RENTER'S INSURANCE

* The Landlord or its property manager DO NOT carry insurance to cover any of the Resident's personal property. You are encouraged to obtain renter's insurance for protection of your personal property.

PESTS

* If you have a pest or insect problem, contact the management. At times, if management determines, that all or part of the Premises must be sprayed for health or public benefit, Resident will be notified at least 24 hours in advance. If you are not able to comply with the service at that time, notify the management. After the second time a Resident refuses spraying, the management will spray the Premises and charge \$45.00 per hour to prepare Resident's unit for spraying.

CONDUCT

- * All Residents and their invitees are expected to abide by these Rules and not disturb other Residents. If you have a complaint about another resident, please submit it in writing to the Landlord.
- * Any damage to the Premises incurred by a Resident or a guest of a Resident will be the sole responsibility of the Resident. All costs to repair such damages will be added on to the following months rent charge and be due and payable with rent.

NOISE

- * The Landlord has established reasonable quiet hours from 10:00 pm to 8:00 am., or as provided by local ordinance. During these hours, musical instruments, audio and video equipment must be set at volumes that do not disturb other residents.
- * Disruptive behavior is not allowed in common halls, stairways, elevators, parking areas, landscaped areas or other common areas. Outdoor play is restricted to designated recreation areas. Play vehicles may be ridden on sidewalks if supervised by a responsible person. Climbing on any structure or tree is prohibited.

CHILD CARE

* Babysitting or childcare as a business is not permitted in this community without the express written consent of the Landlord or Management Company. Payment of any applicable security deposits and receipt of required licenses and insurance or parental insurance waivers as provided for by law may be required.

GATES

- * When entering or exiting the community, please close any door(s) and gate(s) behind you. If you notice any suspicious activity, please notify the police.
- * For gated communities, please wait for the gate to completely open before driving into or out of the property. DO NOT give out your gate key to anyone. There is a fee of \$25.00 to replace any lost or stolen gate key. Resident will be responsible for gate repair if any Resident or a guest of any Resident damages the gates with their vehicle.

KEY POLICY

- * If you are locked out of your apartment during business hours, we may unlock your door for you or another authorized person as listed on the signed Key Release Authorization which became part of the lease agreement on 11/01/21. You or the oth authorized person must show positive photo identification to the management representative unlocking your door. For Resident security, Management may deny any request to unlock a door if proper photo identification is not given.
- *Residents are not to change any locks on the premises without the express written permission of the Landlord or Management Company. The Landlord or Management Company are to have current keys to the Premises at all times. If current keys are not held by the Landlord or Management Company, all locks to the premises will be changed at the Resident's expense of \$60.00 per lock.

GRILLS

*No personal charcoal burner or other open-flame cooking devices, or liquefied petroleum gas fueled cooking devices (hereinafter "grill) shall be allowed in or about the premises.



avant aarde

RULES FOR RECREATIONAL AREAS (Where Applicable)

- 1. Hours of operation posted at all recreational facilities must be followed.
- 2. Only two guests per apartment are allowed at any time in the recreation areas.
- 3. Residents using all recreational facilities do so at their own risk.
- 4. No alcoholic beverages, food, glass containers or radios are permitted.
- 5. No smoking in any indoor recreational areas.
- Residents shall use recreational equipment and areas as they were intended to be used. Residents who abuse
 or misuse the recreational equipment or areas will be barred from the equipment or areas and possibly
 evicted.

POOL/SPA/SAUNA RULES (Where Applicable)

- 1. There is no lifeguard on duty. Residents use the pool/spa/sauna at their own risk.
- 2. Proper swimsuits are required in pool/spa/sauna at their own risk.
- Always shower before and after using pool/spa/sauna. Do not use the pool/spa/sauna with oils or lotions on your skin as this cause damage to their systems.
- Do not run in the pool/spa/sauna area. Diving into the pool or spa may cause serious injury and is strictly forbidden.
- Profanity, loud yelling, "marco-polo" and similar yelling games, throwing objects or horseplay is prohibited in the pool/spa/sauna and recreational areas.
- 6. For safety concerns, Residents under the age of 18 cannot use the pool unless accompanied by a partner. For safety concerns, Residents under 14 years of age must be accompanied in the pool by a responsible observer for their safety. For safety concerns, children under 14 years of age should never use the spa.
- 7. The spa should not be used by pregnant women or people under medical care without advice of their doctor.
- 8. Waterproof rubber pants must be worn over diapers.
- 9. Pets of any kind are never allowed in the pool/spa/sauna areas.
- 10. Pool furniture and other property must not be removed from the pool areas.

FITNESS CENTER RULES (Where Applicable)

- 1. Food or beverages (other than water in a closed container) may not be brought into the fitness center.
- 2. Smoking is strictly prohibited in the fitness center.
- 3. Radios and other sound equipment are prohibited unless used with earphones.
- 4. The Landlord and Management make no representation, express or implied, as to the suitability of any particular piece of equipment or exercise, for any individual. Individuals using any equipment in the fitness room release and hold the Landlord and Management harmless from any personal injury.

We appreciate your cooperation and courtesy to others in following these Rules. Thank You.

Signed this _	11/01/21		
ND)			
Luis Favela (Nov 1, 202	L13:47 POT)		
Resident			
Luis Favela (Nov 1, 202	1 13:44 POT)		
Resident			
Resident			
			
Manager Ag	gent for Owner	Γ	





BEDBUG ADDENDUM

Th	isBed Bug Addendum	("Addendun	n") is made part of the Rental.	Agreement
da	ed <u>11/01/21</u>	Between_	Saray Ramos Gutierrez	_(Lessees)
and	l <u>avant garde</u>		_(Lessor) for real property (the	premises)
at .	Crystal Terrace		•	

- A. A landlord has the following obligation with respect to a bedbug infestation:
- 1. As portion of its obligation under Section 33-1324, The Landlord shall maintain the dwelling unit free of an infestation of bedbugs.
- 2. The landlord shall provide existing tenants with a copy of this section on or before 09/01/2011 by personal delivery or first class mail and shall provide new tenants with a copy of this section on commencement of a new lease. The landlord also shall provide educational materials to existing and new tenants. Educational material may include.
 - (a) A description of measures that may be taken to prevent and control bedbugs.
 - (b) Information about bedbugs, including a description of their appearance.
 - (c) A description of behaviors that are risk factors for attracting bedbugs such as purchasing renovated mattresses, using discarded mattresses and furniture, using used or leased furniture, purchasing pre-owned clothes and traveling without proper precaution.
 - (d) Information provided by the United States Center for Disease Control and Prevention and other Federal, State or Local Health Agencies.
 - (e) Information provided by Federal, State or Local Hosing Agencies.
 - (f) Information provided by non-profit housing organizations.
- 3. The landlord shall not enter into any lease agreement with a tenant for a dwelling unit that the landlord knows to have a current bedbug infestation.
- 4. Within Seven Business days after receiving written or electronic notice of a possible bedbug infestation from a tenant, the landlord or the landlord's licensed pest control applicator shall visually inspect the dwelling unit for bedbugs. Within seven business days after finding evidence that a bedbug infestation exists in the dwelling unit, the landlord shall start the process of mitigation of the bedbugs in the dwelling unit.
- 5. Unless the landlord is a licensed applicator, the landlord shall not use any pest control techniques that constitute mitigation and shall use for mitigation a pest control applicator that is licensed pursuant to title 32, chapter 22.
- 6. The landlord shall provide the tenant with written notice of the bedbug mitigation treatment protocol at least three business days before the initial treatment. Notice shall be deemed received by the tenant on the date the notice if personally delivered or mailed first class.
- 7. Unless otherwise provided in this section, the landlord is responsible for the bedbug mitigation expenses for the dwelling unit and any surrounding units that are infested.
- B. A tenant has the following obligation with respect to a bedbug infestation:



3500 n. 15th ave. phoenix, az 85015 | o 602 230 1510 | f 602 277 2146

info@avantgarderms.com | www.avantgarderms.com



- 1. As a portion of the tenant's obligation under 33-1341, the tenant shall maintain the dwelling unit free of an infestation of bedbugs.
- 2. The tenant shall not move materials into a dwelling unit that are infested with bedbugs.
- 3. A tenant who knows of the presence of bedbugs shall provide the landlord written or electronic notification of the presence of bedbugs in the dwelling unit within three business days. Notice that is provided by the tenant pursuant to this paragraph constitutes permission to the landlord to enter dwelling unit for the purpose of inspecting for or mitigation.
- 4. After receiving notice from the landlord of a bedbug inspection or mitigation as provided in subsection A of this section. The tenant shall allow the landlord and the landlord's licensed pest control applicator access to the dwelling unit.
- 5. The tenant shall comply with the bedbug mitigation protocol established by the licensed applicator, which may include pretreatment activities, temporary evacuation of the dwelling unit, post treatment activates and an obligation to report the ineffective treatment or infestation to the landlord within three business days.
- 6. The tenant shall not apply or permit any unlicensed person to apply any bedbug control techniques that constitute mitigation.
- 7. If a landlord fails to inspect and, if necessary, mitigate a bedbug infestation within the time prescribed in subsection A of this section, the tenant shall provide written notice to the landlord of the tenant's intention to correct the condition at the landlord's expense If the landlord fails to correct the condition within ten days after being notified by the tenant in writing, the tenant may cause the work to be done by a licensed pest control applicator, submit to the landlord an itemized statement for the pest control services and deduct from any rent due the actual and reasonable cost of the pest control treatment not to exceed five hundred dollars or one half of the monthly rent, whichever is greater.
- 8. If the tenant fails to comply with any of the obligations prescribed in this section. The tenant may be held financially responsible for bedbug mitigation expenses for the dwelling unit and surrounding units that are infested.
- C. The landlord and tenant of a single family residence may agree that the tenant is responsible for bedbug mitigation as provided in section 33-1324, Subsection C.
- D. A Landlord is deemed to have successfully mitigated a bedbug infestation on completion of bedbug treatment by a licensed pest control applicator.
- E. This section does not limit the landlord's or tenant's rights and obligation under this chapter.
- F. Except as specifically provided in this section, this section does not create a cause of action against:
- 1. A landlord or landlord's employees, officers, agents and directors by tenant or tenant's guests for any damages caused by bedbugs.
- 2. A tenant by landlord for any damages caused by bedbugs.
- G. For the purpose of this section:
- 1. "Bedbug Mitigation Expenses" Means the reasonable and necessary cost of the pest control treatment or treatments and may include the cleaning, removal and replacement of flooring if reasonably required by the degree of infestation.



- 2. "Bedbugs" means any insect in the genus cimex and its eggs.
- 3. "Infestation" or "Infested" means that the presence of bedbugs is sufficient to materially affect the health and safety of tenants and their guests.
- 4. "Mitigation" means the process undertaken by a pest control applicator who is licensed pursuant to title 32, chapter 22 to attempt to eliminate or manage the infestation of bedbugs by poisoning, spraying, fumigating, trapped or any other recognized and lawful pest control method, including repeated applications of any treatment, particularly to areas where bedbugs are likely to congregate.
- 5. "Surrounding Unit" Means a dwelling unit that shares a common wall with, or that is directly above or below, another dwelling unit.

The above addendum is an exact copy of the required section of SB 1306, referring to Section 2 of this addendum.

By signing below, the undersigned acknowledge and agree to the above addendum and acknowledges receipt of Bed Bug Talking Points by Arizona Department of Health Services.

Date: 11/01/21
Date: 11/01/21





residential management services

Pet Policy

Pets of any kind are not allowed and you agree that you will not bring or maintain any pet on the property at any time. If a pet is found on the premises belonging to you and/or your guests, your rental agreement may be terminated and you will be asked to leave immediately.
Pets are allowed and you agree to the rules and regulations:
1. For additional rent of \$ per month and other considerations stated below Management consents that you may keep the pet(s) described and named below in your apartment. No additional or different pet(s) is authorized without written consent from the Manager and the payment of another deposit and/or additional rent. 2. The pet will always be kept inside the apartment, including private patio areas, except when on a leash no longer then 6 feet and under the immediate control and presence of a responsible person. You agree to walk your pet only in specified areas. Your pet is not allowed in landscaped areas, the laundry, pool or other recreational areas. Your patio must be kept clean and sanitary. Your pet is to relieve itself only in the pet run. If a pet run is not available or if your pet does relieve itself "on route", you must remove and properly dispose of the waste immediately.
3. If your pet is loose on the property and you are not available or willing to retrieve it, Management may, but is not obligated to, retrieve and return it to your apartment, or board it at your expense, or cause appropriate officials to impound it. You agree that you are responsible for any damages or expense Management may incur in carrying out any one of the foregoing options.
4. You agree that if the pet, in the Manager's opinion, disturbs any resident or guest(for example by barking at night or while left unattended in your apartment), or if any pet rule is not followed, then, upon notice from Management, you will immediately remove your pet from the property. Failure to do so will terminate your Rental Agreement.
5. A pet deposit of $\frac{n/a}{}$ is required for each pet, and $\frac{n}{a}$ of this amount is a non-refundable cleaning and sanifizing charge. The remaining portion is refunded in the same manner and is subject to deduction as provided in the Rental Agreement.
6. You agree that you are responsible for all liability, and claims of liability, arising in connection with your pet, including, but not limited to, attorney's fees.
7. Management may revoke the consent given herein upon 7 days written notice, which revocation will require you to remove the pet from the property within said 7 days or your Renta Agreement is subject to termination.
8. In the event you permanently remove the pet(s) from the property, you may permit Management to inspect your apartment. If Management finds the apartment in a clean, safe, undamaged condition, the refundable portion of your pet deposit will be returned within 14 days.
9. All dogs must be licensed and weigh no more than 20 pounds fully grown. Luis Favela (Nov 1, 2021 13:44 PDT)



Resident

Manager/Agent for Owner



Pet Policy Agreement

I/We have read and agree to the entire Pet Policy and Rental Agreement. I/We have also read and agree to the terms stated in paragraph 18 of the Rental Agreement entitled Pets which I/We agree to execute and deliver in the manner prescribed by the Rental Agreement. I/We agree to live within the spirit and letter of this Rental Agreement and also acknowledge that all blank spaces have been accurately filled in or otherwise marked 'Not Applicable" (NA).

Resident Name: Saray Ramos Gutierrez	
Address: 5010 N. 22nd Ave	
Pets:	
_	
Lus Favela (Nov 1. 2021 13:44 PDT)	11/01/21
Resident Signature	Date
Luis Favela (Nov 1, 2021 13:47 POT)	11/01/21
Resident Signature	Date
	11/01/21
Manager Signature	Date

ADDENDUM TO APARTMENT LEASE – INSURANCE REQUIREMENTS

This addendum is to the Apartment Lease dated	11/01/21
between Landlord and Tenant/Resident, for the term	of this lease beginning on
11/01/21 , and ending on 10/31/22	, at the following address:
5010 N. 22nd Ave	
Landlord does not maintain insurance to cover Tenar	nt's/Resident's personal property or
personal injury. Landlord is not responsible to any to damage or loss of personal property or personal injurfire, smoke, rain, flood, water and pipe leaks, hail ice earthquake, interruption of utilities, theft, hurricane, residents, occupants or invited/uninvited guests or vaby law.	ry from, including but not limited to, snow, lightning, wind, explosions, negligence of other tenants/
Landlord urges Tenant/Resident to acquire insurance injuries due to theft, fire, water damage, pipe leaks a	e for losses to personal property or nd the like.
Additionally Tenant/Resident is: (check one)	
Required to purchase and maintain during the ter insurance in an amount not less than \$	
Not required to purchase personal liability insura	ance.
If no box is checked, personal liability insurance is r maintain personal liability insurance is an incurable may result in the termination of tenancy and eviction provided by this Apartment Lease or state law.	breach of the Apartment Lease and
This Addendum terminates on the ending date show renew. The Addendum supplements the Apartment of the Apartment Lease not in conflict with this Addender.	Lease, and all terms and conditions
avant garde	Luir Foogle (2004), 2022 13, 34 901)
residential management services	Tenant
As Managing Agent for Landlord	Tenant
By:	
Date: 11/01/21	Tenant



RENTER'S INSURANCE ACKNOWLEDGEMENT

Apartment No. ____100

Please be advised that the company of said property are retheft of resident's personal property.	not responsible for loss by fire or
We advise each resident to ca coverage for his or her personal flood, theft, etc.	-
I have read the above information	on and understand its contents.
ATT TO THE REAL PROPERTY.	11/01/21
Luis Favela (Nov 1, 2021 13:44 PDT) Resident	Date
Luis Favela (Nov 1, 2021 13:47 PDT)	11/01/21
Resident	Date
	11/01/21
Resident	Date
	11/01/21
Resident	Date
	11/01/21
General Manager	Date



Date: 11/01/21



UTILITY AGREEMENT

Service Address	5010 N. 22nd Ave
gas services ind	will assume all electrical and curred from this date ve move-in date) throughout vice address listed above. I also
realize that I am to arrar	nge this service reflecting the move- ith
electric/gas/water/trash not connected at any	service company. If services are time during residency, this will be safety violation and your lease may
Lus Favela (Nov.), 593 13*A PD() Resident Lus Favela (Nov.), 2021 32.47 PD() Resident	Date
Your Electric Company: SRP	
Phone Number: <u>602-236-8888</u>	(SRP)
Your Gas Company: No Gas	
Phone Number:	
Water Trash: <u>INCLUDED</u>	· · · · · · · · · · · · · · · · · · ·



SMOKE DETECTOR AGREEMENT

Resident acknowledges that as of this date, the Unit is equipped with a smoke detector. Resident has inspected the smoke detector; and finds it to be in good working order.

REPAIR. Resident agrees that it is their duty to regularly test the smoke detector and agrees to notify owner immediately in writing of any problem, defect, malfunction or failure of the smoke detector. Within sever (7) days of receipt of such written notification, owner shall repair or replace the smoke detector assuming the availability of labor and materials.

MAINTENANCE. Resident agrees to replace the smoke detectors battery, if any, at any time the existing battery becomes unserviceable.

REPLACEMENT. Resident agrees to reimburse owner, upon request, for the cost of a new smoke detector and installation thereof in the event, the existing smoke detector becomes damaged by resident or resident's guest or invitees.

DISCLAIMER. (A) Resident acknowledges and agrees that the owner is not the operator, manufacturer, distributor, retailer or supplier of the smoke detector; that the resident does assume full and complete responsibility for all risk and hazards attributable to, connected with, or in any way related to the operation, malfunction or failure is attributable to, connected with, or in any way related to the use operation manufacture, distribution, repair, servicing or installation of said smoke detector. (B) No representation, warranties, undertakings or promises whether oral or implied, or otherwise, have been made by owner, its agent or employees to resident regarding said smoke detector, or the alleged performance of the same. Owner neither makes nor adopts any warranty of any nature regarding said smoke detector and expressly disclaims all warranties of fitness for particular purpose, of habitability, or any and all other expressed or implied warranties, owner shall not be liable for damages or losses to person or property caused by (1) Resident's failure to regularly test the smoke detector; (2) he resident's failure to notify the owner of any problem, defect, malfunction. Or failure of the smoke detector; (3) Theft of the smoke detector or its serviceable battery; and/or false alarm produced by the smoke detector.

The parties hereto acknowledge that this written agreement is the entire agreement is the entire agreement of the parties relative to the smoke detector in the reference unit. Any agreement that is any way varies the terms of this agreement shall be unenforceable and completely void unless such agreement is in writing and signed by both parties.

11/01/21	
Date	
Luis Favela (Nov 1, 2021 13:47 PDT)	
Resident	
	Date Luis Favela (Nov 1, 2021 13:47 PDT)







AUTHORIZED KEY RELEASE

Date: 11/01/21	Apartment No100
apartment to occupants listed occupant presents acceptable identification a	himself or herself wit the management office askin nt we can provide access to th
Restrictions:	
Luis Favula (New 1, 2021.13-44 PDT)	11/01/21
Resident	Date
Lus-Favela (Sov), 2021 L2-37 PDT	11/01/21
Resident	Date
Management	11/01/21
Management	Date





residential management services

100

Crystal Terrace

PROPERTY NAME_	Crystal	Terrace	APARTMENT	#100
as we presented it to	you on Move-In day. ances, walls, etc. Sh	e the apartment in the sa Normal wear and tear o could be completely clear umed.	does not included gen	eral cleaning.
resident and non -ne done between the hor	gotiable. We encou urs of 9:00 a.m. and	eturn of the apartment to rage your presence at the 5:00 p.m. Monday-Frida ak with your property's n	e move-out inspection y. Move-out inspect	which is usually ion on weekends
Listed below are spec deposit or charged to	ific cleaning charges resident if left uncle	and /or replacement cha an, missing, or broken:	arges that will be appl	lied against security
Cleaning (Minimu	m Charge)	Rep	lacement (Flat Ch	arge)
Oven Range Top Vent Hood Refrigerator Kitchen Floor Counters Cabinets Light Fixtures/ each Sink Dishwasher Patio Window Balcony or Patio Bathtub Bathroom sink Toilets Shower/ each Bath Cabinets Mirrors Windows/ each Vacuum Carpets Soiled Carpets	\$25.00 \$10.00 \$15.00 \$20.00 \$10.00 \$5.00 \$10.00 \$5.00 \$15.00 \$5.00 \$5.00 \$15.00 \$5.00 \$5.00 \$5.00 \$15.00 \$5.00 \$5.00 \$5.00 \$5.00 \$5.00 \$5.00 \$5.00 \$5.00 \$5.00	Drip Pan & Drip Pan & Interior Light Glob Entry Do Refrigera Drapery Crisper Tr Mini-Bli Screens a Window Carpet R Floor Til Light Bu Drywall	/ each \$1 eys / each \$2 mer Ring/ each \$2 57 / each \$2 57 / each \$3 Door \$1 es \$8 or \$1 tor Rack/ each \$2 Replacement rays/ each \$2 mds at going rate t going rate \$5 s \$3 eplacement At go e replacement At go e replacement At go e replacement At go e Repair \$5 Repair \$5 s \$1 Repair \$1 R	25.00 \$45.00 \$45.00 \$25.00 & up 25.00 & up 0.00 & up ing rate ing rate 2.00
Remove Trash 30 Gal. Plastic Bag	\$10.00/ea	_	s materials) \$35.0 rniture 1 Man Item 2 Man Item \$10.00	\$85.00
RESIDENT: Luis Favela	(Nov 1, 2021 13:44 PDT)		DATE: 11/01/21	
RESIDENT: Luis Favela	(Nov 1, 2021 13:47 PDT)		DATE: 11/01/21	
LANDLORD:			DATE: 11/01/21	





POOL RULES & REGULATIONS

All recreational facilities are the exclusive us of the Residents of this complex with a limit of two (2) guests per apartments at any time. Residents must accompany their guests at all times in the pool area and are responsible for the conduct of their guests at all times.

Pool Hours Are: 09:00 AM until 05:00 PM Every Day.

ALL CHILDREN UNDER THE AGE OF 14 YEARS MUST BE ACCOMPANIED BY AN ADULT OF AT LEAST 18 YEARS AT ALL TIMES WHEN IN THE POOL AREA. THE POOL GATE(S) MUST BE KEPT SECURELY CLOSED/LOCKED AT ALL TIMES.

- NO DIVING OR JUMPING INTO THE POOL.
- No playing with the pool's life-saving or cleaning equipment including the life ring, shepherds hook, poles, nets, chlorinator, etc.
- No Running or rough play in the pool area.
- No glass, food or alcoholic beverages allowed in the pool or pool area.
- No Suntan Oils are to be used when swimming please use Suntan Lotions that do not contain oil.
- No cut-off jeans, colored shorts, or colored tee shirts are to be worn in the pool. Please wear proper swimming attire No "thong" swimsuits allowed.
- No floats or inner tubes allowed in pool.
- No Frisbees, roller skates/roller blades, Heeleys, bicycles, or skateboards in the pool area.
- No animals in the pool or pool area.
- No stereos or radios in the pool area unless they are used with earphones.
- No disturbing other residents with loud noises.

MANAGEMENT RESERVES THE RIGHT TO REFUSE THE USE OF THE POOL TO ANYONE.

THERE IS NO LIFEGUARD ON DUTY. PERSONS USING THE POOL DO SO AT THEIR OWN RISK. MANAGEMENT ASSUMES NO RESPONSIBILITY FOR ACCIDENTS, INJURIES OR LOSS OF PERSONAL ITEMS.

This is our Community Policy t	or the Co	ommunity Poo	l and are made part of the	e Rental
Agreement for Apartment #	100	at	Crystal Terrace	
Signed Luis Favela (Nov 1, 2021 13:44 PDT)			Date: 11/01/21	
Manager			Date: 11/01/21	



Rules Regarding the Installation of Satellite Dishes

Residents may install satellite dishes in their apartments. Residents living in units that can receive satellite signals who wish to install satellite dishes must adhere to the following rules:

- 1. Dish must be installed within the apartment or on a patio or balcony that is part of the apartment. You may not install a satellite dish in a common area or on the roof. You may not install a satellite dish outside your apartment unless you have a patio or balcony, and you may not install a dish on an exterior wall. You may install a dish entirely inside your apartment.
- 2. **Satellite dish must not be larger than one meter in diameter.** You may not install any satellite dish larger than one meter (3 feet, 3 inches), measures across its widest point.
- 3. Dish must be securely mounted and may not extend beyond the edge of the apartment. Your dish must be mounted in such a manner that it cannot become dislodged. It must not extend beyond the edge of the patio or balcony railing. You may not hang a dish out the window.
- 4. **Installation must not damage the apartment.** You must not damage the apartment when installing your dish. You may not drill holes in railings, exterior walls, or any other location where holes might impair the buildings weatherproofing or there is a risk of striking electrical or water lines.
- 5. **Dish must be professionally installed.** You may not install your dish yourself. You may hire a professional to install it for you, and our maintenance staff will supervise the installation.
- 6. You are liable for any injury or damage to persons or property caused by your dish, and you must maintain liability insurance covering any such injury or damage. You install and operate your dish at your own risk. You will be liable for any injury or damage to persona or property caused by your dish. To ensure that you are able to pay damages in the event that your dish causes injury or damage, you must purchase and maintain liability insurance for your dish for as long as you have it at our community. You must provide us with proof that you have this insurance.

If you have any questions concerning these rules, or if you wish to schedule an installation, please contact your Property Manager. Thank you for your cooperation.



TENANT CONDITION / MOVE - OUT REQUIREMENTS

REQUIREMENTS:

1, A 30-day written notice of my intent to vacate will be given prior to the move date. This notice must be received by Corporate Office 30 prior to your lease expiration date.

2. All rent should be paid up to the lease end date. Legal action will be taken to collect any unpaid rent including any applicable late-fees and other charges.

Initial^{LF}

Paint / Repairs

3. Tenant may not make any alterations to the premises including painting or making repairs without the expressed, written permission from Owner or Owners Agent. You agree that you will be responsible for the restoration / repair of alterations that you make and agree and that any alterations you make may be considered by management, a material breach of your lease agreement. Additionally, you understand and agree that you will be responsible for the repayment to management of the costs related to making any and all repairs that were not caused by error or omission of management.

Initial 13

CLEANING REQUIREMENTS:

- 4. The premise will be cleaned including, but not limited to, the following tasks:
 - a. Carpet professionally steam cleaned by a licensed, bonded company
 - b. All windows will be cleaned inside and out
 - c. Mini-blinds, windowsills, shutters and other window treatments should be dust and grease free
 - d. Bathroom(s) should be cleaned and disinfected, including removal of mildew or water stains from tile, grout, toilets, tubs, sinks, shower, etc
 - e. Kitchen appliances should be clean, grease free and cabinets and drawers emptied and wiped. Stove should have new pans underneath burners when required, Refrigerator should be empty and defrosted if necessary
 - f. Garage/carport should be swept out, oil stains removed and belongs removed
 - g. All personal property must be removed from the property

Xard should be weeded, grass cut and free of trash and free of any pet debris

initial

REPAIR / DAMAGE REQUIREMENTS:

4. There will be no damage to the premises beyond normal wear & tear. Any damage not reported on the move-in report will be charged to the tenant deposit.

a. Replace or pay for breakage, loss or damage to carpet, window coverings, kitchen appliances, glass, locks, keys, light bulbs, smoke detector batteries, and air filters for A/C and furnace

Initial

LEASE TERMINATION

5. By tenant terminating the lease earlier than the lease ending date, the tenant understands that the owner has the right to retain the full deposit should they so choose. The security deposit cannot be used to pay for your last month's rent. The owner is not obligated to release you from the lease prematurely, except where required by law. a. All keys, garage door openers, mail keys, pool keys must be returned on the same day that you vacate the premises.

Initial



Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

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

Les	sor's Disclosure						
(a)	Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):						
	(i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).						
	(ii) Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.						
(b)	Records and reports available to the lessor (check (i) or (ii) below):						
	(i) Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).						
	(ii) Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.						
Le	ssee's Acknowledgment (initial)						
(c)	Lessee has received copies of all information listed above.						
(d)	Lessee has received the pamphlet Protect Your Family from Lead in Your Home.						
Ag	ent's Acknowledgment (initial)						
(e)	Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.						
Ce	rtification of Accuracy						
	e following parties have reviewed the information above and certify, to the best of their knowledge, that information they have provided is true and accurate.						
Luis F	avela (Nov 1, 2021 13:44 PDT) 11/01/21						
Les	Date 11/01/21						
Luis F	avela (Nov 1, 2023, 13:47 PDT) 11/01/21 Sor Date						

Asbestos Addendum

etwee	Saray Ramos Gutie	rrez	Apartments (Owner/Ag (Resident) for the premises locat	
	5010 N. 22nd A		Phoenix 85015 AZ,	
1.00	(Address)		(City)	
7	This property n	nay contain asbes	stos	
or				
T]	building mater property. Distu	ials and in some o	This hazardous substance is contain of the products and materials used in the eto certain interior apartment surp substances.	to maintain the
1.		ch in any way dai	(s), employees and contractors shal mages or disturbs the Premises or a	
I. II. III	hanging pla I. attaching d	ants, mobiles, or a		
IV V.	permitting		e in contact with the ceiling; uid, other than ordinary steam cond	lensation, to come
VI VI	l. painting, c		, taking any repairs of any portion o	f the ceiling;
VI		g any activity wh the ceiling.	nich results in building vibration the	at may cause
2.	or deterioratio without limita	n of the ceiling in tion, flaking, loos ceiling or (ii) up	ent immediately in writing (i) if the the Premises or any portion therec e, cracking, hanging or dislodged m on the occurrence of any of the ever	of, including, naterial, water leaks
The u	ndersigned Resid	ent(s) acknowled	lge (s) having read and understood	the foregoing.
1	1/01/21	HISTORY HAVE LESS TO SATELE		
	ate	Resident's Signatur	re	
	11/01/21 ate	Resident's Signatur	ге	
	11/01/21	none in a organical		
	ate	Resident's Signatur	re	
1	11/01/21			
D:	ate	Manager's Signatui	re	

Lease Renewal (602) 435.10 16



August , 2021

To: Saray Gutierrez
and all other occupants
5010 N 22nd Ave Apt #100
Phoenix AZ 85015

It is a pleasure having you as a resident at Crystal Terrace Apartments. This notice is to notify you that your lease is month to month. We value you as a customer and want to keep you with us. Therefore, we would like to extend a new lease agreement of 12 months that will run from 10/01/2021 to 6/30/2022. Please note the following changes:

- ➤ Current Rent of \$1304.33
- > Increased Rent Amount: \$1300 plus \$100 Rubs and \$32.20 for tax for a
- > Total Increased amount: of \$1432.20
- Security Deposit (remains the same): \$1100 Rent is Due: 1st of the Month. late as of the 6th **All other terms from the original lease apply as usual.
- → Pet Rent: \$25.00/month

If you choose to renew your lease with us, please contact us to sign new lease and/or clarify any questions or concerns you might have. If I do not hear/speak to you by 09/24/2021, your lease will continue a month-to-month basis. If you decide to remain on a Month-to-Month basis you will be required to pay an extra Month to Month premium of \$50.00 beginning 10/01/2021.

- increased rent amount w/Premium: \$1400 plus \$50.00 for MTM plus \$33.35 for tax
- Total increased amount: \$1483.35

If you decide to leave us, we would like to remind you that, you are required to give a 30-day written notice on or before the 1st prior to moving out.

Thank you very much and please do not hesitate to reach out to us via email: info@avantgarderms.com, call (602) 230-1510, or stop by. We look forward to continuing our relationship with you and thank you for choosing Crystal Terrace Apartments as your home!

Delivered to Tenant:

- o Hand delivered
- o Certified Mailed

Best Regards,

Avant Garde Staff







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





ATTENTION TENANT!

YOU ARE ENTERING INTO A LEGALLY BINDING AGREEMENT.

- 1. Read the entire agreement before you sign it.
- 2. Review the Rules & Regulations, CC&Rs and all other governing documents, especially if the property is in a homeowner's association.
- 3. You are strongly urged to obtain Renter's Insurance.
- **X** 4. Investigate all material (important) facts.
- 5. If a Residential Lease Owner's Property Disclosure Statement is provided, carefully review that document. This information comes directly from the Landlord. Investigate any blank spaces.
- 6. Read and understand your rights and obligations pursuant to the Arizona Residential Landlord and Tenant Act, a copy of which can be obtained on the Department of Housing website; www.azhousing.gov

You can obtain information about considerations when renting a property through the Tenant Advisory at http://www.aaronline.com.

Remember, you are urged to consult with an attorney, inspectors, and experts of your choice in any area of interest or concern in the transaction. Be cautious about verbal representations, advertising claims, and information contained in a listing.

Verify anything important to you.

▼ Tenant's Check List

Tenant Attachment • Updated: October 2019 Copyright @ 2019 Arizona Association of REALTORS®, All rights reserved

TENANT

TENANT



RESIDENTIAL LEASE AGREEMENT

Document updated; October 2019



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





1.	LANDLORD: or identified on Line 330.
2.	PROPERTY OWNER(S) (LANDLORD) NAME(S) TENANT: Luis F Carbajal Saray R Gutlerrez
3. 4. 5.	TENANT(S) NAME(S) Landlord and Tenant enter into this Residential Lease Agreement ("Lease Agreement") on the terms contained herein. Landlord rents to Tenant and Tenant rents from Landlord, the real property and all fixtures and improvements thereon and appurtenances incident thereto, plus personal property described below (collectively the "Premises").
6.	Premises Address: 5010 N 22ND Avenue 100
7.	City: AZ; Zip Code: 85015
8. 9. 10.	Personal Property Included and to be maintained in operational condition by Landlord: X Washer X Dryer X Refrigerator X Range/Oven X Dishwasher X Microwave X Other: Garbage Disposal
11, 12, 13.	Occupancy: The Premises shall be used only for residential purposes and only by the following named persons: Luis F. Carbajal, Saray R. Gutierrez, Hector S. Ramos, Sophia F. Ramos
14. 15. 16. 17.	Assignment and Occupancy Restrictions: Only persons listed above may occupy the Premises or any part thereof without Landlord's prior written consent. If Tenant attempts to sublet, transfer, or assign this Lease Agreement and/or allows any persons other than those listed above to occupy the Premises without Landlord's prior written consent, such act shall be deemed a material non-compliance by Tenant of this Lease Agreement and Landlord may terminate this Lease Agreement.
18. 19.	Addenda Incorporated: Lead-based Paint Disclosure X Move-In/Move-Out Condition Checklist Other: Possession, Mold & Additional Clause Addendum, Tenant Advisory, Addendum #1
20.	Term: The Lease Agreement shall begin on 5/24/2020 at 5:00pm and end on 5/31/2021 at 5pm ,
21. 22. 23. 24. 25.	at which time this Lease Agreement shall automatically continue on a month-to-month basis, with all other terms and conditions set forth herein remaining the same, unless either party provides written notice to the other of their intention to terminate the Lease Agreement. 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 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 termination Tenant shall return all keys/garage door/entry gate openers as described herein and vacate the Premises.
26, 27, 28, 29,	IF TENANT WILLFULLY FAILS TO VACATE THE PREMISES AS PROVIDED FOR IN THIS LEASE AGREEMENT, LANDLORD SHALL BE ENTITLED TO RECOVER AN AMOUNT EQUAL TO BUT NOT MORE THAN TWO (2) MONTHS' PERIODIC RENT OR TWICE THE ACTUAL DAMAGES SUSTAINED BY LANDLORD, WHICHEVER IS GREATER, AS PROVIDED FOR IN THE ARIZONA RESIDENTIAL LANDLORD AND TENANT ACT ("ARLTA").
30. 31. 32.	Earnest Money: No Earnest Money is required. Earnest Money is required in the amount of \$
33,	Form of Earnest Money: Personal Check X Cashier's Check X Other: Money Order
34. 35.	Upon acceptance of this offer by Landlord, Earnest Money will be deposited with:
36. 37.	Landlord Other:
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38. 39. 40.	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.
41. 42, 43. 44.	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 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. If the sales tax changes during the term of this Lease Agreement, Landlord may adjust the amount of Rent due to equal the difference caused by the tax change upon thirty (30) days notice to Tenant.
45.	Rent: Tenant shall pay monthly installments of \$ 1275.00 plus any applicable sales taxes, which are currently
	\$ 29.33 , fotaling \$ 1304.33 ("Rent") to: West USA Realty .
47.	at 2355 W. Utopia Rd., Ste. 101, Phoenix, AZ 85027
and the	
49. 50. 51. 52. 53.	Late Charges and Returned Checks: A late charge of \$\frac{\text{See Addendum #1}}{\text{days after due date and shall be collectible as Rent. Tenant shall pay a charge of \$\frac{\text{5:00 p.m. on the due date or }}{\text{constant}} \text{days after due date and shall be collectible as Rent. Tenant shall pay a charge of \$\frac{\text{50,00}}{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.
55. 56.	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.
57.	Rent Proration: If Rent is being prorated for a period other than a full month, Tenant shall pay on \(\frac{05/24/2020}{MO/DAYR}\) \$ \(\frac{255.00}{DODAYR}\) plus any
58.	
64. 65.	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.
66.	- 3-00 MM-M-2019 MM-M-1 - 1900 - 1
67. 68.	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.
69.	Security denosit: \$ 1000.00
70.	
71.	Cleaning deposit: + \$ 300.00
72.	Non-refundable Charges Due:
73.	TO SECOND TO THE SECOND
4 22	Redecorating Fee: + \$(for periodic repair/replacement of floor and window coverings, paint and
75.	는 이번 하는 것도 있는 것이 되었다. 이 부모를 보고 있는 것이 되었다면 보고 있는 것이 없는 것이 되었다. 그 사람들은 사람들은 사람들은 사람들은 사람들은 사람들은 사람들은 사람들은
76.	Pet Cleaning Fee: + \$ (for additional wear, tear and cleaning after Tenant vacates)
77.	r to the first of
78,	Other Fee: + \$ 210.00 (for 1-time Administrative Fee + Application Fee)
79. 80.	Tax Due on Initial Rent and Non-refundable Charges Paid to Landlord: Sales tax charged: + \$ 5,87 City rental tax rate 2.3 % Taxable amount \$ 255.00
82.	Total Required Payment: \$ 1770.87 Less Earnest Money -\$ 500.00 BALANCE DUE (CERTIFIED FUNDS): \$ 1270.87 to be delivered to Landlord on or before MO/DAYR
84.	Refundable deposits will be held: Dy Landlord 🗷 in Broker's Trust Account West USA Realty BROKERAGE FIRM NAME
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85. 86. 87. (88. (89.	No refundable deposit shall be transferred from the Broker's Trust Account to anyone other than Tenant without ten (written notice to Tenant. If deposits are held by Landlord, Tenant and Landlord agree to hold Broker harmless of all liat deposits. If the Premises are surrendered to Landlord at the termination or expiration of this Lease Agreement in a clea condition acceptable to Landlord, Landlord shall return the refundable deposits to Tenant within the time period provid However, if the Premises are delivered to Landlord in an unclean, damaged or unacceptable condition, Landlord retain all or a portion of the refundable deposits and hold Tenant liable for any additional charges.	an and undamaged ed for in the ARLTA. shall be entitled to
92, 93, 94, 95, 96, 97,	Application/Credit/Background Contingency: A credit/background report(s) application fee of \$ 55/. Is due by separate payment and is non-refundable. This Lease Agreement is contingent on satisfactors approval by Landlord of Tenant's employment, credit, banking references, income, past rental history, an other background check(s) prior to possession. Tenant consents to these credit/background check(s) by Landlord check(s) by Landlord complete a separate rental and/or credit application containing all the required information. That the information is correct and complete and that Tenant has disclosed all pertinent information and has information, including, but not limited to, poor credit, early terminations of leases, evictions or bankruptcy. falsification of any information provided to Landlord shall entitle Landlord to terminate this Lease Agreeme applicable remedies, damages, court costs and reasonable attorneys fees. The credit history of Tenant will Lease Agreement may be reported to any credit bureau or reporting agency.	andlord or Broker. Tenant: warrants not withheld any Tenant's material nt and pursue all
01. 02. 03.	Pets (including, but not limited to animals, fish, reptiles or birds): Assistive and service animals are not considered X No pets allowed. Tenant agrees not to keep or permit any pets on the Premises without prior written conse Landlord hereby grants Tenant permission to keep the following described pet(s) on the Premises:	"pets." nt of the Landlord. and Tenant
04. 05. 06.	is required is not required to maintain a liability insurance policy to cover any liability incurred du minimum of \$ coverage and cause Landlord to become an "additional insured" under to	ne to pet(s) with a he policy.
110. 111. 112. 113. 114.	Tenant shall pay Rent and shall remain responsible for the security of the Premises until all keys and gain have been physically returned to Landlord/Property Manager/Authorized Representative or otherwise satisfies for by Tenant. Leaving keys/garage door opener/entry gate opener in or on the Premises will not be considered and/or garage door/entry gate openers. Tenant agrees to pay all costs related to replacing lost of and/or garage door/entry gate openers. Tenant shall not change the locks or add a deadbolt lock without 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, sewer & trash are re-	onsidered returned or unreturned keys Landlord's written
16. 17. 18.	Association: Premises is located within a community association(s): Yes X No If Yes, explain:	
	Association Dues: If applicable, homeowners' and other association dues and assessments shall be paid by La	ndlord.
120. 121. 122. 123.	。	
124.	B. Routine Pest Control: ☐ Landlord ★ Tenant ☐ Association ☐ Not applicable	
125. 126. 127.	Back Yard: Landlord X Tenant Association Not applicable	
	D. Other: Landlord Tenant Association X Not applicable	. H the Andrew
130. 131. 132. 133. 134.	The state of the s	owners' association i, garbage and other elevators and other air charge, including stroy any part of the

Résidential Lease Agréement . Updated: October 2019 C - W Copyright © 2019 Arizona Association of REALTORS®, All rights reserved. TENANT TENANT

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138. 139. 140. 141. 142. 143. 144. 145.	make repairs, or otherwise requires Landlord to take action as required by the ARLTA, inconditions from any source, leaks, evidence of mold/mildew, or of any inoperative mechan component thereof. In the event Tenant notifies Landlord in writing of any condition requiring maintenance, such notice shall constitute permission from Tenant for Landlord to enter making the repairs or performing the maintenance requested. If Tenant fails to comply with the requirements and submit a bill to Tenant subject to the provisions of the ARLTA. filters, air conditioning filters, light bulbs, water filters and smoke alarm and/or carbon more as conditions require, or as otherwise provided. Landlord agrees to maintain the Premise comply with the requirements of applicable building codes, homeowners' association or other necessary to keep the Premises in a fit and habitable condition.	g Landlord to make repair the Premises for the sole with such requirements, Li Tenant also agrees to rep noxide detector batteries a s as provided in the ARL r rules and regulations, ma	s or perform purpose of andlord may lace furnace as frequently FA and shall ke all repairs
148, 149, 150, 151, 152,	of the applicability of any such Rules and Law to Tenant's use of the Premises. If the translation of their governmental bodies adopt new ordinances, rules or other legal provided in the complex of the second of the second of the complex of the c	omeowners' association, sylsions affecting this lease to with the law. In such evoke a brief description of the	state, county, Agreement, ent, Landlord amendment
154. 155. 156. 157. 158.	their compliance with the Rules and Law and shall be responsible for any actions of the foreign or the applicable Rules and Law. Tenant shall immediately notify Landlord upon receipt of a fines or penalties assessed by any governing body as a result of Tenant's noncompliance with the compliance with the c	going who violate this Leas any notice of violation and ith Rules and Law.	e Agreement
159.	(TENANT'S INITIALS R	REQUIRED) 5 1	TENANT
161. 162. 163. 164. 165.	5. VIOLATION OF THIS PROVISION SHALL CONSTITUTE A MATERIAL AND IRREPA 5. AGREEMENT AND CAUSE FOR IMMEDIATE TERMINATION OF THE TENANCY.	violence, other illegal acti irms, or assault; (iii) jeopard RABLE VIOLATION OF	vity, including ize the health, THIS LEASE
168. 169.	g. writing. If the Premises contains a swimming pool, Tenant acknowledges receipt of the	Arizona Department of He fy brokers from any and a	ealth Services
172		TENANT	TENANT
174 175	3. Lead-based Paint Disclosure: If the Premises were built prior to 1978, the Landlord s 4. lead-based paint ("LBP") or LBP hazards in the Premises; (ii) provide the Tenant with any 5. the Premises in the Landlord's possession; (iii) provide the Tenant with the Disclosure of 6. Lead-based Paint Hazards, and any report, records, pamphlets, and/or other mate 7. pamphlet "Protect Your Family from Lead in Your Home" (collectively "LBP Information").	of Information on Lead-bar grials referenced therein,	sed Paint and including the
178 179 180	9. Lead-based Paint and Lead-based Paint Hazards, and has received any reports, received and received any reports, received any reports and received and received any received and received any received and received any received and received any received and received and received and received any received and received any received and recei	orda, hambina ar -	nformation on ther materials
181		TENANT	TENANT
182	The state of the s	care se	14
183 184	33. X Premises were constructed in 1978 or later. (TENANT'S INITIALS	REQUIRED) S	TENANT
185 186	35. Smoke Detectors: The Premises X does does not contain smoke detector(s detector(s) in working condition, change batteries and notify Landlord if the detector to the Premises		maintain the missing from
188	We does not contain carbon m	nonoxide detector(s). If yes the detector is not worki	s, Tenant shall ng properly or

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missing from the Premises.

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190.

Page 5 of 8 Residential Lease Agreement >> ▼ does ☐ does not contain fire sprinklers. If yes, Tenant shall notify Landlord if the 191. Fire Sprinklers: The Premises 192. 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 193. Landlord's prior written consent. Tenant may be held responsible for any damages resulting from unauthorized alterations, 195. changes or improvements as well as the cost to restore the Premises to its move-in condition. 196. Tenant Liability/Renter's Insurance: Tenant assumes all liability for personal injury, property damage or loss, and insurable risks except for that caused by Landlord's negligence. Landlord strongly recommends that Tenant obtain and keep renter's 197. insurance in full force and effect during the full term of this Lease Agreement. 198. 199. Access: Tenant shall not unreasonably withhold consent to Landlord or Landlord's representative(s) to enter into the Premises to inspect; 200. make necessary or agreed repairs, decorations, alterations or improvements; supply necessary or agreed services; or exhibit the Premises 201. to prospective or actual purchasers, mortgagees, tenants, workmen or contractors. Landlord may enter the Premises without consent of 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 202. 203. 204. 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 205. to Landlord in the same condition as when the Agreement term commenced, reasonable wear and tear excepted; all debris will 206. 207. 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 208. present at the move-out inspection and, upon request, the Tenant shall be notified when the move-out inspection will occur. 209. 210. Trustee's Sale Notice: Per A.R.S. § 33-1331 Landlord shall notify Tenant in writing within five (5) days of receipt of a notice of trustee's 211, sale or other notice of foreclosure on the Premises. Tenant shall notify Landlord immediately upon receipt of any notice of trustee's sale or other notice on the Premises. Landlord shall not allow the Premises to be foreclosed. 212. 213. Death of Tenant: Tenant may provide and update Landlord with the name and contact information of a person who is authorized to 214. enter the Premises to retrieve and store Tenant's personal property if Tenant dies during the term of this Lease Agreement. In the event 215. of Tenant's death during the term of this Lease Agreement, Landlord may release Tenant's personal property pursuant to the ARLTA. 216. Breach: In the event of a breach of this Lease Agreement, the non-breaching party may proceed against the breaching party in any claim or remedy that the non-breaching party may have in law or equity. 217. Attorney Fees and Costs: The prevailing party in any dispute or claim between Tenant and Landlord arising out of or relating to this 218. Lease Agreement shall be awarded all their reasonable attorney fees and costs, along with all costs and fees incurred as a result of any 219. collection activity. Costs shall include, without limitation, expert witness fees, fees paid to investigators, and arbitration costs. 220 Servicemembers' Civil Relief Act: If Tenant enters into military service or is a military service member and receives military orders 221. 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 222. ninety (90) days or more, Tenant may terminate this Lease Agreement by delivering written notice and a copy of Tenant's official 223. military orders to Landlord. In such a case, this Lease Agreement shall terminate thirty (30) days after the next monthly rental payment 224. is due. Military permission for base housing does not constitute a change of permanent station order. 225. Copies and Counterparts: A fully executed facsimile or electronic copy of the Lease Agreement shall be treated as an original. 226. This Lease Agreement and any other documents required by this Lease Agreement may be executed by facsimile or other electronic 227. means and in any number of counterparts, which shall become effective upon delivery as provided for herein, except that the Lead-228. based Paint Disclosure Statement may not be signed in counterpart. All counterparts shall be deemed to constitute one instrument, 229. and each counterpart shall be deemed an original. 230. Entire Agreement: This Lease Agreement, and any addenda and attachments, shall constitute the entire agreement between Landlord 231. and Tenant, shall supersede any other written or oral agreements between Landlord and Tenant and can be modified only by a writing 232 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 233. Agreement. 234. 235. Time of Essence: Time is of the essence in the performance of the obligations described herein. 236. Arizona Law: This Agreement shall be governed by Arizona law and jurisdiction is exclusively conferred on the State of Arizona. 237. Waivers: No waiver by Landlord of any provision herein shall be enforceable against Landlord unless in writing signed by Landlord, nor 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. 238. 239. Landlord's consent to or approval of any act shall not constitute a continuing consent to or approval of any subsequent act by Tenant. 240. Subordination: This Lease Agreement shall be subordinate to all present and future ground leases, mortgages, deeds of trust and any other encumbrances consented to by Landlord and also to any modifications or extensions thereof. Tenant agrees to execute any 242. subordination agreements or other similar documents presented by Landlord within three (3) days of delivery.

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Page 6 of 8 Residential Lease Agreement >> 244. Equal Housing Opportunity: Landlord and Brokers comply with federal, state, and local fair housing laws and regulations. 245. Construction of Language: The language of this Lease Agreement shall be construed according to its fair meaning and not 246. strictly for or against either party. All singular and plural words shall be interpreted to refer to the number consistent with circumstances 247. and context. 248. Court Modification; If any provision of this Lease Agreement is found by a court to be invalid, illegal or vague, the parties agree 249. that such provision shall be modified or stricken by the court to the minimum extent deemed necessary to make it valid, legal and 250. enforceable and that all other provisions of this Lease Agreement shall remain in full force and effect. 251. Days: All references to days in this Lease Agreement shall be construed as calendar days and a day shall begin at 12:00 a.m. 252. and end at 11:59 p.m. 253. Notices: Unless otherwise provided for by statute or by agreement of the parties, all notices herein shall be in writing and 254. shall be delivered to Landlord at the address set forth herein and to Tenant at the Premises and shall be sent by registered or 255. certified mail, or personally delivered. Such notice shall be deemed received on the date the notice is actually received or 256. five (5) days after the date the notice is mailed by registered or certified mail, whichever occurs first. 257. Additional Terms: None 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273, 274. Tenant Acknowledgment: By signing below, Tenant acknowledges that: (i) A free copy of the Arizona Residential Landlord 275. and Tenant Act is available through the Arizona Department of Housing; (ii) Landlord shall furnish upon move-in, a move-276. in form for specifying any existing damages to the Premises and Tenant shall return the completed move-in form to Landlord days of occupancy or Tenant accepts the Premises in its existing condition; (iii) 277. within five (5) days or Tenant is hereby notified that Tenant is entitled to be present at the move-out inspection; (iv) Tenant understands and 278. agrees to the terms and conditions of this Lease Agreement, and acknowledges a receipt of a copy of all (eight) 8 pages of 279. 280. 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 282. FROM ANY LOSS, CLAIM, LIABILITY OR EXPENSE ARISING FROM INJURY TO ANY PERSON OR DAMAGE TO OR 283 LOSS OF ANY PROPERTY, IN ANY WAY CAUSED BY THE PARTIES AND TENANT'S FAMILY, GUESTS, INVITEES, 284. AGENTS, PETS OR OTHERS UNDER THEIR CONTROL. 285. (LANDLORD'S INITIALS REQUIRED) 286. LANDLORD LANDLORD (TENANT'S INITIALS REQUIRED) 287. TENANT

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LANDLORD	LANDLORD	Page 6 of 8	TENANT	TENANT

288. Terms of Acceptance: This offer will become a binding lease agreement when acceptance is signed by Landlord and a signed 289, copy delivered in person, by mail, facsimile or electronically, and received by Broker on behalf of Tenant if applicable, or , 2020 at 5:00

291. Withdraw this offer at any time prior to receipt of Landlord's signed acceptance. If no signed acceptance is received by this date and



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May

292. time, this offer shall be deemed withdrawn.

a.m. 🗷 p.m., Mountain Standard Time. Tenant may

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PRINT SALESPERSON'S NAME	AGENT CODE	ERINI EINM INCHIL		
PRINT SALESPERSON'S NAME	AGENT CODE	PRINT FIRM NAME		FIRM CODE
2355 W. Utopia Rd., Ste 10	THE PROPERTY OF THE PARTY OF TH	Phoenix	AZ	85027
IRM ADDRESS	спу		STATE	ZIP CODE
623-363-8493			teezell@west	usa.com
TELEPHONE FAX		EMAIL		17 ATT
Agency Confirmation: The Broker is I	the agent of (check one): enant and Landlord			
The undersigned agree to lease the	The same and the s	d conditions herein state	d and acknowled	ige receipt of a co
hereof including Tenant Attachment		والتستديليات أنمش		A from
	5/15/76		\times	5/14
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	Residential Lease Agreemen		A CONTRACTOR OF THE PROPERTY O	of the organization of the contract of the con		Page 8 of I	
	Person authorized to receive serv	The second s	es, and dema	nds is:		en en Sen en el banan al comencia en en ès	
.:	Skv-AZ	, LLC] postocki (8888101127.a			
1	NAME / LANDLORD'S NAME				Tarket (gleen) kildert (f) fill i 1911 Historiegen		
	cÎo	Charlotte Ez	ell			-363-8493	
Š	PROPERTY MANAGER / AUTHORIZED R	and the second s			TELEPHONE	85027	
7	2355 W. Utopia Rd. ADDRESS	, Ste. 101	CITY	Phoenix	STATE	ZIP CODE	-
	Landlord Acknowledgment: La terms and conditions contained Landlord has received a signed co Broker involved in this Lease Agn	herein. Landlord a py of this Lease Agre sement.	accepts and ement and dir	agrees to be bound ects the Broker to deli	vera signed copy to	Tenant, and to any oth	her
	LANDLORD ACKNOWLEDGES RENTAL PROPERTY TO THE A	THAT LANDLOR PPLICABLE COUN	D HAS PRO TY ASSESSO	OVIDED THE REQUI OR.	RED INFORMATI	ON ON RESIDENTI	AL
	Counter Offer is attached and the Counter Offer, the should sign both Lease Ag	ne provisions of the	e Counter Off	reference. If there is fer shall be controllin	a conflict betwee g. (Note: If this bo	n this Lease Agreem ox is checked, Landi	ien Iorc
	* SIGNATURE OF LANDLORD OR PRO	PERTY MANAGER (IF AU	THORIZED)	Y (1997) 1997 1997 1997 1997 1997 1997 1997		MO/DA/YR	ji
	SKY AZ LLC PRINT CANDLORD NAME	<u> </u>					-
	SIGNATURE OF LANDLORD OR PRO	THU PERTYMANAGER (IF AL	JTHORIZED)			S/5/7 MO/DAYYR	0
					The state of the s	property and the second se	
	PRINT LANDLORD NAME		e de la companione de l	eran gardisangang		The second secon	
	PRINT PROPERTY MANAGER NAME		Charlott	e Ezell			100 mg
	BKINT BROKEKIT WANAGEK NAME						
	30 Company of the	and the second of the second o					
	And the second s	Rd., Ste. 101	La compression de la compression della compressi	ADDRESS			
	ADDRESS			ADDRESS			
	ADDRESS Phoenix	AZ 8	15027	Manager Section 2015	STATE	ZIP CODE	مرحد ارد العالم
	ADDRESS		15027	ADDRESS	STATE	ZIP CODE	
	ADDRESS Phoenix	AZ S STATE ZIP.COC	35027 DE	cny		ZIP CODE	
ř.	ADDRESS Phoenix CHY	AZ S STATE ZIP.COC	95027 DE PERTY MANA	cny		ZIPCODE	
ř.	ADDRESS Phoenix CHY OFFER REJECTED BY LA MONTH	AZ 8 STATE ZIP COL	95027 DE PERTY MANA	CITY AGER (IF AUTHORIZI		ZIP CODE	
**:	ADDRESS Phoenix CITY OFFER REJECTED BY LA MONTH For Broker Use Only:	AZ 8 STATE ZIP.COC	95027 PERTY MANA YEAR (I	CITY AGER (IF AUTHORIZI ANDLORD'S INITIALS)	ED):	ZIP CODE	
	ADDRESS Phoenix CHY OFFER REJECTED BY LA MONTH	AZ 8 STATE ZIP.COC	95027 DE PERTY MANA	CITY AGER (IF AUTHORIZI	ED):		
	ADDRESS Phoenix CITY OFFER REJECTED BY LA MONTH For Broker Use Only:	AZ 8 STATE ZIP.COC	95027 PERTY MANA YEAR (I	CITY AGER (IF AUTHORIZI ANDLORD'S INITIALS)	ED):	Date	
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	ADDRESS Phoenix CITY OFFER REJECTED BY LA MONTH For Broker Use Only:	AZ 8 STATE ZIP.COC	95027 PERTY MANA YEAR (I	CITY AGER (IF AUTHORIZI ANDLORD'S INITIALS)	ED):	Date	
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	ADDRESS Phoenix CITY OFFER REJECTED BY LA MONTH For Broker Use Only:	AZ STATE ZIP COL	PERTY MANA YEAR (I	CITY AGER (IF AUTHORIZI ANDLORD'S INITIALS) Broker's Ini	ED):	Date	
	ADDRESS Phoenix CITY OFFER REJECTED BY LA MONTH For Broker Use Only:	AZ 8 STATE ZIP COD INDLORD OR PROP DAY Manage	PERTY MANA YEAR (I	CITY AGER (IF AUTHORIZI ANDLORD'S INITIALS)	ED):	Date Moldayr	

ADDENDUM 1

Document updated: June 1993



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





1. 2.	This is an addendum originated This is an addendum to the Con	and Proceedings of the State of		Landlord ☐ Tenant. 05/22/2020 MO/DAYR	between the following Parties:
3.	Seller/Landlord:	SKY AZ LLC		WODATH	A CONTRACTOR OF THE CONTRACTOR
4.	Buyer/Tenant: L	uis F Carbaj:	1	the best of the second second	Saray R Gutierrez
5.	Premises: 5010 N 22ND A	venue		100	Phoenix AZ 85015
6. 7. 8. 9.	All parties agree: 1) Rent is due on the 1	st of each mo	nth by 5:00	om and delinquent	and Buyer for the above referenced Premises: at 5:00pm on the 3rd of
10. 11. 12.	per day thereafter unti	l paid in ful	L.		f each month, plus \$10.00
3. 14.	by cashier's check or m	oney order the	ereafter.		l. Rents will then be paid
15. 16. 17.	No smoking of any ki smoke in the rental pro	nd is allowed perty at: 501	. Tenant wi O N. 22nd A	ll be assessed \$25 venue, Phoenix, AZ	0.00 for any signs/odor of 85015.
19.	June 2. 2020. Tenant ca	n email compl	eted checkl	ist to: charlottee	eived by 5:00pm on Tuesday, szell@westusa.com., or ce. 101, Phoenix, AZ 85027.
22. 23. 24.	5) Tenant is responsible provided monthly by own changed out monthly, te	er. If any AC	service ca	ll is related to A	th. AC filter(s) will be AC filter(s) not being repair fee.
	6) Tenant is responsibl	e for all gla	ss breakage	, regardless of ca	use.
27, 28. 29.	7) Tenant is allowed a		1	::	
30. 31.	invoice to Property Man	agement.			onths. Tenant to provide
32. 33. 34.	9) Upon termination of than 24 hours prior to	lease, tenant vacating prem	agrees to ises. Tenan	have carpet profes t to provide invoi	ssionally cleaned no earlier ice to Property Management.
35. 36. 37.		nters Insuran	ce & will s	ubmit proof to Pro	pperty Management by 5:00 pm
38.					
39.				Sales and the sales and the sales are	
40.					
41.	weeks a reconstruction of the second of the	eringan <u>era er</u> nem kalandar. Managan era	ad a alcanivada	فتنا للمد عادانا أنمان المسارات والمسارات	
42.	The undersigned agrees to the	additional terms al	na conditions at ハミノのr	id acknowledges receipt	oi a topy inereoi.
43.	4/1	<u> </u>	<u>/ </u>	1-4-6-7	1/12/20
44.	☐ Seller—☐ Buyer		MO/DA/YFI	☐ Sellec ☐ Bby	
45.	☐ Landlord IXI Tenant	A	J L	☐ Landlord 图 Tena	ant -
A₽.	() J. Yast	11200	511512		n de la companya de
46.	The second state of the second	wy -	MODAYR	☐ Seller ☐ Buy	er MO/DA/YR
47. 48.	. Distriction of the control of the			☐ Landlord ☐ Ten	주 한
49.	For Broker Use Only:				
TY	Brokerage File/Log No	Ma)	nager's Initials_	Broker's Initi	als Date
	Addendum • U	odated: June 1993 • Cor	oyright © 1993 Arizo	na Association of REALTORS®	All rights reserved.

Page 1 of 6 Document Updated: February 2019

MOVE-IN / MOVE-OUT CONDITION CHECKLIST



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





	THIS CHECKLIST is hereby made a part of the Landlord: SKY AZ LIL		5/22/2020	by and betwe
	Tenant: Luis F Carba		Saray R Guti	Arras
•	Premises Address: 5010 N 22ND Aven	ue 100	Phoenix	AZ 8501
	Move-in Date			**** <u>000</u>
Ì	Inspection Date	Inspection Date		
	Complete the move-in section of this form and			
	All items are deemed to be in good condit	on unless noted otherwise. Test all le	ys or Li	days after occupan
	equipment. This form is not a repair request.	Submit all requests for repairs separately	cks, window latenes, s	smoke detectors, a
	Landlord will also use this form upon move-out	Keen a convitor vous records. Note only	/ iii accordance wini yor dofoote in the Book Net	ur lease. You and y
i.	return this form you will be held responsible	for any damages, and you will be acce	nting the Premises in	its current conditi
	The manager of the first of the first of the second state of the second	and the second of the second o	N	rea content conditi
	EXTERIOR ITEMS		MODEL MOVE-C	OUT CONDITION
	Fences & Gates	Good Dother Daw 40	nce.	e sagain na ann an Aire. Thailtean na chailtean
3	Lawn (Trees / Shrubs / Landscaping)	☐Good ☐ Other _ (SY()) CLV		
4	Paint	☑ Good ☑ Other	Common Co	
	Front Door — Door Knob and Locks	Good Other Office Cook	" Needy	
	Back Door — Door Knob and Locks	Sood Other WWW 'CO'	y was come it	λ
	Fountain	Good Other		
4	Grill	Good Other	The state of the s	
	Swimming Pool	Good Other		Distriction of the Control of the C
	Hot tub / Spa	Good Other		
	Other:	Good Other		
	COMMENTS:			
	GARAGE / CARPORT	MOVEUN CONDITION		
	GARAGE / CARPORT	MOVE-IN CONDITION	MOVE-0	OUT CONDITION
	Cellings, Walls, Baseboards	☑,Good ☐ Other	MOVE-0	OUT CONDITION
	Cellings, Walls, Baseboards Floor / Driveway	Good Other Other	MOVE-C	OUT CONDITION
	Cellings, Walls, Baseboards	Good Other Good Other Good Other	MOVE-0	OUT CONDITION
	Cellings, Walls, Baseboards Floor / Driveway Auto Door Opener Remotes	Good Other Good Other Classical Other Classical Other Classical Other	MOVE-0	OUT CONDITION
	Cellings, Walls, Baseboards Floor / Driveway Auto Door Opener Remotes Garage Door	Good Other Good Other Character Char	MOVE-0	OUT CONDITION
	Cellings, Walls, Baseboards Floor / Driveway Auto Door Opener Remotes	Good Other Good Other Good Other Good Other Good Other Good Other	MOVE-0	OUT CONDITION
	Cellings, Walls, Baseboards Floor / Driveway Auto Door Opener Remotes Garage Door Plugs & Switches	Good Other Good Other Character Char	MOVE-0	OUT CONDITION
	Cellings, Walls, Baseboards Floor / Driveway Auto Door Opener Remotes Garage Door Plugs & Switches Other:	Good Other Good Other Good Other Good Other Good Other Good Other	MOVE-0	OUT CONDITION
	Cellings, Walls, Baseboards Floor / Driveway Auto Door Opener Remotes Garage Door Plugs & Switches Other: COMMENTS:	Good Other		
	Cellings, Walls, Baseboards Floor / Driveway Auto Door Opener Remotes Garage Door Plugs & Switches Other: COMMENTS:	Good Other		OUT CONDITION
	Cellings, Walls, Baseboards Floor / Driveway Auto Door Opener Remotes Garage Door Plugs & Switches Other: COMMENTS: ENTRY & HALL Celling, Walls (Paint), Baseboards; Vent Cove	Good Other	MOVE-0	
	Cellings, Walls, Baseboards Floor / Driveway Auto Door Opener Remotes Garage Door Plugs & Switches Other: COMMENTS: ENTRY & HALL Celling, Walls (Paint), Baseboards; Vent Cove	Good Other		
	Cellings, Walls, Baseboards Floor / Driveway Auto Door Opener Remotes Garage Door Plugs & Switches Other: COMMENTS: ENTRY & HALL Celling, Walls (Paint), Baseboards; Vent Cove Doors (Close properly / Condition) Flooring	Good Other	MOVE-0	
	Cellings, Walls, Baseboards Floor / Driveway Auto Door Opener Remotes Garage Door Plugs & Switches Other: COMMENTS: ENTRY & HALL Celling, Walls (Paint), Baseboards; Vent Cove Doors (Close properly / Condition) Flooring Stairwell / Handrails	Good Other	MOVE-0	
	Cellings, Walls, Baseboards Floor / Driveway Auto Door Opener Remotes Garage Door Plugs & Switches Other: COMMENTS: ENTRY & HALL Celling, Walls (Paint), Baseboards, Vent Cove Doors (Close properly / Condition) Flooring Stairwell / Handrails Light Fixtures	Good Other	MOVE-0	
	Cellings, Walls, Baseboards Floor / Driveway Auto Door Opener Remotes Garage Door Plugs & Switches Other: COMMENTS: ENTRY & HALL Celling, Walls (Paint), Baseboards; Vent Cove Doors (Close properly / Condition) Flooring Stairwell / Handrails Light Fixtures Closet Shelves & Rods	Good Other	MOVE-0	
	Cellings, Walls, Baseboards Floor / Driveway Auto Door Opener Remotes Garage Door Plugs & Switches Other: COMMENTS: ENTRY & HALL Celling, Walls (Paint), Baseboards, Vent Cove Doors (Close properly / Condition) Flooring Stairwell / Handrails Light Fixtures	Good Other	MOVE-0	OUT CONDITION

PAGE 1 of 6

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Page 2 of 6

	LIVING ROOM	MOVE-IN CONDITION	MOVE-OUT CONDITION
43.	Ceiling, Walls (Paint), Baseboards, Vent Cove		
44.	Fireplace	Good Other	
45.	Doors (Close properly / Condition)	Good Other	
46.	Flooring (Note burns, tears, stains)	Good Other	
47.	Lights & Ceiling Fans	Good Other	A STATE OF THE STA
48.	Windows & Screens	Sood Other	apas se <u>Al Francis de B</u>artin de Maria de La Carrella de Maria de Carrella de Carrella de Al Carrella de Carrel
49.	Window coverings	Good Other	
50.	Plugs & Switches	Good Other	
51.	Other:	Good Other	
52.	COMMENTS:		
53.	COMMENTS		
		 	and the second s
Ĵ	KITCHEN	MOVE-IN CONDITION	MOVE-OUT CONDITION
54.	Ceiling, Walls (Paint), Baseboards, Vent Cove	ers Good Other	Andrew Control of the
55.	Flooring	7 Góod Other	
56.	Lights	Øood Other	
57.	Plugs & Switches	Good Other	
58.	Cabinets (Close properly / Condition)	Good Other	And Control of the Co
59.	Drawers (Close properly / Condition)	Good Other	
60.	Countertops	Good Other	
61.	Sink & Faucet	Godd Other	
62.	Disposal	Z Good W Other ADES NOT WOY	7
63.	Dishwasher	Good Other	
64.			
4.0	Microwave	☑/Good ☐ Other	
65.	Refrigerator	☑ Good ☑ Other	ida da d
66.	Stove	Good Other	
67.	Fan, filter & hood	Good Other	
68.	Other:	Good Other	
69.	COMMENTS:		
70.			
ļ	DINING ROOM	MOVE-IN CONDITION	MOVE-OUT CONDITION
71.	Celling, Walls (Paint), Baseboards, Vent Covi		
72.	Flooring	Good Other	
73.	Lights & Ceiling Fans	7 Good Other	
74.	Windows & Screens	Good Other	
75.	Window coverings	Good Other	
76.	Plugs & Switches	Good Other	
77,	Other:	Good Other	
78.	COMMENTS:	E Guiler	
79.			
41.0	MASTER BENDOOM	2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
5	MASTER BEDROOM	MOVE-IN CONDITION	MOVE-OUT CONDITION
80.	Ceiling, Walls (Paint), Baseboards, Vent Cove		MARK STANDARD CONTRACTOR AND AND ASSESSMENT OF THE STANDARD CONTRACTOR ASSES
81.	Doors (Close properly / Condition)	Cood Other	
82.	Flooring (Note burns, tears, stains)	Good Other	and the state of t
83,	Lights & Ceiling Fans	Good Other	
84.	Windows & Screens	Good Other	
85.	Window coverings	Good Other	des Carlos de la Ca Carlos de la Carlos
86.	Plugs & Switches	Goód Other	
87.	Closet Shelves & Rods	☑ Good Other	
88.	Other:	Good Other	
89.	COMMENTS:		
90.	The state of the s		
₹,≅*			

A SECTION OF THE PROPERTY OF THE PARTY OF TH	2007 Day 100 - 120 - 120	and the second second
1/mun [m / 31.	CALLED TO COMPANY OF THE STREET	n Checklist >>
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BEDROOM #2	MOVE IN CONDITION	
Geiling, Walls (Paint), Baseboards, Vent C	overs	MOVE-OUT CONDITION
Doors (Close properly / Condition)	Good Other	Harappele Communication (1997) Agricultural State (1997) Agricultural
Flooring (Note burns, tears, stains)		
Lights & Ceiling Fans		
Windows & Screens	Good Other	
Window coverings	G6od Other	
Plugs & Switches	Good Other	The state of the s
Closet Shelves & Rods	Good Other	
	Good Other	
Other:	Good Other	
COMMENTS:		
BEDROOM #3		A STATE OF THE STA
The second secon	MOVE-IN CONDITION	MOVE-OUT CONDITION
Celling, Walls (Paint), Baseboards, Vent Co		
Doors (Close properly / Condition)	Good Other	
Flooring (Note burns, tears, stains)	☑ Good ☑ Other	o original in program (1995), program (1995), program (1995), program (1995), program (1995), program (1995), International (1995), program (1995), program (1995), program (1995), program (1995), program (1995), program
Lights & Ceiling Fans	✓ Gøod Other	The state of the s
Windows & Screens	☐ ∕Sood ☑ Other	en an Maria de la compansa del compansa de la compansa de la compansa del compansa de la compans
Window coverings	Good Other	
Plugs & Switches	☑ Gøod ☑ Other	
Closet Shelves & Rods	Good Other	
Other:	Good Other	
COMMENTS:		
Ceiling, Walls (Paint), Baseboards, Vent Co Doors (Close properly / Condition)		
Doors (Close properly / Condition)	☐ Goød ☐ Other	
Flooring (Note burns, tears, stains)	☑ ∕Sood ☑ Other	
Lights & Ceiling Fans	Good Other	
Windows & Screens	✓ Goód Other	
Window coverings	☐	
Plugs & Switches	Good Other	
Closet Shelves & Rods	☑ Good ☐ Other	
Other:	Good Other	
COMMENTS:		
ing terminal di salah di salah Salah di salah di sa	fi	
BATHROOM (MASTER)	MOVE IN CONDITION	MOVE-OUT CONDITIO
Ceiling, Walls (Paint), Baseboards, Vent Co	and the second s	
Doors (Close properly / Condition)	✓ JGgodd ✓ Other	A CONTRACTOR OF A STREET OF THE PROPERTY OF TH
Flooring	" ☑ Good □ Other	Alberta de la Carlo de Carlo d
Light Fixtures	Good Other	
Plugs & Switches	✓ Gøod Other	
Cabinets (Close properly / Condition)	Good Other	
Countertops	Good Other	
Sinks & Faucets	Good Other	
Soap dishes, towel bars, shower rod,	Good Other	
paper holders secure		
Mirrors	☐ Good ☐ Other	
Medicine Cabinet		
Tub / Shower & Faucets	Good Other	
Tollet	Good Other	
	Good Other	- Andrews and the second secon
Plumbing working properly	Good Other	Address of the second s
Move-In / Move-Out Condition Checklis	February 2019 - Copyright © 2019 Arizona Association of	A DEAL TODGO All solve social
	PAGE 3 of 6	· Complete City Control and the separated

Linen Gloset	☑ Good Other	A Section 1. The Control of the Cont
Fan	✓ ☐ Good ☐ Other	
Other:	Good Other	
COMMENTS:	The second secon	
PATURAGE #2	The second secon	
BATHROOM #2	MOVE-IN CONDITION	MOVE-OUT CONDI
Ceiling, Walls (Paint), Baseboards, Vent C		
Doors (Close properly / Condition)	Good Other	en er
Flooring	Goed Other	
Light Fixtures	Good Other	4402 plan (1997)
Plugs & Switches	Good Other	
Cabinets (Close properly / Condition)	☐ Good ☐ Other	
Countertops	☑ Good ☑ Other	
Sinks & Faucets	✓ Geod Other	
Soap dishes, towel bars, shower rod	Gogd Other	
Tub / Shower & Faucets	Good Other	
Tollet	Good Other	
Plumbing working properly	Good Other	
Fan	Good Other	
Other:	Good Other	
COMMENTS:		
	The second se	
BATHROOM #3	MOVE-IN CONDITION	MOVE-OUT CONDIT
Celling, Walls (Paint), Baseboards, Vent Co	overs Good Other	generalisen enggengt om til til diger t. <u>Grand State</u> (1888)
Doors (Close properly / Condition)	Good Other	
Flooring	Good Other	
Light Fixtures	Good Other	
Plugs & Switches		
	U€6od Other	
Cabinets (Close properly / Condition)		
	Good Other	
Cabinets (Close properly / Condition) Countertops Sinks & Faucets	Good Other Good Other	
Cabinets (Close properly / Condition) Countertops Sinks & Faucets Soap dishes, towel bars, shower rod	Good Other Good Other Good Other	
Cabinets (Close properly / Condition) Countertops Sinks & Faucets Soap dishes, towel bars, shower rod	Good Other Good Other Good Other Good Other Good Other	
Cabinets (Close properly / Condition) Countertops	Good Other Good Other Good Other Good Other Good Other	
Cabinets (Close properly / Condition) Countertops Sinks & Faucets Soap dishes, towel bars, shower rod Tub / Shower & Faucets Toilet	Good Other Good Other Good Other Good Other Good Other Good Other	
Cabinets (Close properly / Condition) Countertops Sinks & Faucets Soap dishes, towel bars, shower rod Tub / Shower & Faucets Toilet: Plumbing working properly	Good Other	
Cabinets (Close properly / Condition) Countertops Sinks & Faucets Soap dishes, towel bars, shower rod Tub / Shower & Faucets Toilet: Plumbing working properly Fan	Good Other	
Cabinets (Close properly / Condition) Countertops Sinks & Faucets Soap dishes, towel bars, shower rod Tub / Shower & Faucets Toilet Plumbing working properly Fan Other:	Good Other	
Cabinets (Close properly / Condition) Countertops Sinks & Faucets Soap dishes, towel bars, shower rod Tub / Shower & Faucets Tollet Plumbing working properly Fan Other:	Good Other	
Cabinets (Close properly / Condition) Countertops Sinks & Faucets Soap dishes, towel bars, shower rod Tub / Shower & Faucets Tollet: Plumbing working properly Fan Other: COMMENTS:	Good Other	
Cabinets (Close properly / Condition) Countertops Sinks & Faucets Soap dishes, towel bars, shower rod Tub / Shower & Faucets Tollet: Plumbing working properly Fan Other: COMMENTS:	Good Other	MOVE-OUT CONDIT
Cabinets (Close properly / Condition) Countertops Sinks & Faucets Soap dishes, towel bars, shower rod Tub / Shower & Faucets Tollet; Plumbing working properly Fan Other: COMMENTS:	Good Other	MOVE-OUT CONDIT
Cabinets (Close properly / Condition) Countertops Sinks & Faucets Soap dishes, towel bars, shower rod Tub / Shower & Faucets Tollet Plumbing working properly Fan Other: COMMENTS: ITILITY / LAUNDRY ROOM Fan Cabinets (Close properly / Condition)	Good Other	MOVE-OUT CONDIT
Cabinets (Close properly / Condition) Countertops Sinks & Faucets Soap dishes, towel bars, shower rod Tub / Shower & Faucets Tollet: Plumbing working properly Fan Other: COMMENTS: ITILITY / LAUNDRY ROOM Fan Cabinets (Close properly / Condition) Sink	Good Other	MOVE-OUT CONDIT
Cabinets (Close properly / Condition) Countertops Sinks & Faucets Soap dishes, towel bars, shower rod Tub / Shower & Faucets Tollet: Plumbing working properly Fan Other: COMMENTS: TILITY / LAUNDRY ROOM Fan Cabinets (Close properly / Condition) Sink Washer	Good Other	MOVE-OUT CONDIT
Cabinets (Close properly / Condition) Countertops Sinks & Faucets Soap dishes, towel bars, shower rod Tub / Shower & Faucets Tollet: Plumbing working properly Fan Other: COMMENTS: TILITY / LAUNDRY ROOM Fan Cabinets (Close properly / Condition) Sink Washer Dryer	Good Other	MOVE-OUT CONDIT
Cabinets (Close properly / Condition) Countertops Sinks & Faucets Soap dishes, towel bars, shower rod Tub / Shower & Faucets Toilet: Plumbing working properly Fan Other: COMMENTS: ITILITY / LAUNDRY ROOM Fan Cabinets (Close properly / Condition) Sink Washer Dryer Washer / Dryer Hookups	Good Other	MOVE-OUT CONDIT
Cabinets (Close properly / Condition) Countertops Sinks & Faucets Soap dishes, towel bars, shower rod Tub / Shower & Faucets Toilet: Plumbing working properly Fan Other: COMMENTS: ITILITY / LAUNDRY ROOM Fan Cabinets (Close properly / Condition) Sink Washer Dryer Washer / Dryer Hookups Dryer Vent	Good Other	MOVE-OUT CONDIT
Cabinets (Close properly / Condition) Countertops Sinks & Faucets Soap dishes, towel bars, shower rod Tub / Shower & Faucets Toilet: Plumbing working properly Fan Other: COMMENTS: ITILITY / LAUNDRY ROOM Fan Cabinets (Close properly / Condition) Sink Washer Dryer Washer / Dryer Hookups Dryer Vent Flooring (Note burns, tears, stains)	Good Other	MOVE-OUT CONDIT
Cabinets (Close properly / Condition) Countertops Sinks & Faucets Soap dishes, towel bars, shower rod Tub / Shower & Faucets Toilet: Plumbing working properly Fan Other: COMMENTS: TILITY / LAUNDRY ROOM Fan Cabinets (Close properly / Condition) Sink Washer Dryer Washer / Dryer Hookups Dryer Vent Flooring (Note burns, tears, stains) Doors (Close properly / Condition)	Good Other	MOVE-OUT CONDIT
Cabinets (Close properly / Condition) Countertops Sinks & Faucets Soap dishes, towel bars, shower rod Tub / Shower & Faucets Toilet: Plumbing working properly Fan Other: COMMENTS: ITILITY / LAUNDRY ROOM Fan Cabinets (Close properly / Condition) Sink Washer Dryer Washer / Dryer Hookups Dryer Vent	Good Other	MOVE-OUT CONDIT
Cabinets (Close properly / Condition) Countertops Sinks & Faucets Soap dishes, towel bars, shower rod Tub / Shower & Faucets Toilet: Plumbing working properly Fan Other: COMMENTS: FILITY / LAUNDRY ROOM Fan Cabinets (Close properly / Condition) Sink Washer Dryer Washer / Dryer Hookups Dryer Vent Flooring (Note burns, tears, stains) Doors (Close properly / Condition) Switches	Good Other	MOVE-OUT CONDIT
Cabinets (Close properly / Condition) Countertops Sinks & Faucets Soap dishes, towel bars, shower rod Tub / Shower & Faucets Toilet: Plumbing working properly Fan Other: COMMENTS: Cabinets (Close properly / Condition) Sink Washer Dryer Washer / Dryer Hookups Dryer Vent Flooring (Note burns, tears, stains) Doors (Close properly / Condition)	Good Other	MOVE-OUT CONDIT

ved.

☐ Refrie	gerator	QUANTITY	BKANU	COLOR	SERIAL #	CONDITION
Stove	Target state of the contract o	1888 1 1111 887		- 1440 1461 14 61 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461 1461		
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	The state of the s	and the second second				

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- 228. Landlord and Tenant acknowledge that video and/or photos (digital or otherwise) may have been taken of the Premises condition and are 229. In Landlord's possession. Tenant may take video and/or photos at Tenant's own expense.
- 230. **TENANT AGREES** that the above information is an accurate account of the condition and contents of the Premises and acknowledges
- 231. receiving a copy hereof. Tenant understands that unless otherwise noted, all discrepancies will be Tenant's responsibility and will be
- 232. deducted from the security deposit at time of move out. Tenant may be present at the move-out inspection and, upon request, the Tenant
- 233. shall be notified when the move-out inspection will occur.

*** PLEASE MAKE A COPY FOR YOUR RECORDS ***

	MOVE-IN		
4.	Completed on this day of	. 20	
5.	SAVOUS ROUMOS FUM	m 22-CC	
6.		^ SIGNATURE	DATÉ
7	A NAME (PLEASE PRINT)	*SIGNATURE	DATE
<i>r</i> . 8.	*LANDLORD/PROPERTY MANAGER	andlord or Property Manager to be deemed received.	
	N. LANDAGEN	DATE	
	MOVE-OUT		
9.	Completed on thisday of	, 20	
Ŏ.			
₹1 • .	^ NAME (PLEASE PRINT)	^SIGNATURE	DATE
1,	ANAME (PLEASE PRINT)		and the second s
2.		^ SIGNATURE	DATE
	Tries checklist must be signed and dated by the L	andlord or Property Manager to be deemed received.	
3.	A LANDLORD/PROPERTY MANAGER	DATE	
- 1			There is a Sale to the reduced to the recommendation of the second
			444

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