

Address

456 1st St unit #5
Tuscan, AZ 85706

1. 2 LEASE DURATION

The terms of this tenancy shall commence on **06/01/2024** and end on **5/30/2024** , and thereafter, shall be month-to-month on the same terms and conditions as stated herein plus \$90.00 month to month charge, save any changes made pursuant to law, until terminated by notice of at least 30 days. Proper 30 day notice (in writing or email) must be received by the Landlord.

1. 2 RENTS

Lessee shall pay **1,700.00** dollars per month for rent. The first month's rent and/or prorated rent amount shall be due prior to move-in. For any move in date that is after the 15th of the month, Tenant must pay a full month of rent in order to gain possession of the home. The prorated rent amount will be due the second month of lease. Every month thereafter, Lessee must pay rent on or before the 1st day of each month with 5 days of grace period.

2. 3 FEES

The following fees will apply:

<u>Item</u>	<u>Charge</u>
Late fee rule	10 Percent of Recurring Rent Only
Returned check or rejected electronic payment	\$70 charge
Smoking in building	\$300 cleaning fee on Move Out