

PPG Property Management

TENANT ATTACHMENT

Document updated:
October 2019



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



ATTENTION TENANT!

YOU ARE ENTERING INTO A LEGALLY BINDING AGREEMENT.

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

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

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

Verify anything important to you.

Tenant's Check List

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RESIDENTIAL LEASE AGREEMENT

Document updated:
October 2019



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1. **LANDLORD:** PPG Property Management, as Agent for Owner or identified on Line 333.
PROPERTY OWNER(S) (LANDLORD) NAME(S)

2. **TENANT:** _____
TENANT(S) NAME(S)

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

6. Premises Address: _____

7. City: _____ AZ, Zip Code: _____

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

9. Washer Dryer Refrigerator Range/Oven Dishwasher Microwave

10. Other: _____

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

12. same as line 2
13. _____

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

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

19. Other: Addendum #1, #2, and #3

20. **Term:** This Lease Agreement shall begin on 04/01/23 at 9:00AM and end on 03/31/24 at 5:00PM ,
MO/DA/YR TIME MO/DA/YR TIME

21. at which time this Lease Agreement shall automatically continue on a month-to-month basis, with all other terms and conditions set forth
22. herein remaining the same, unless either party provides written notice to the other of their intention to terminate the Lease Agreement.
23. Notice to terminate the Lease Agreement at the end of the original term shall be given on or prior to the last rental due date of the original
24. term. Notice to terminate, if on a month-to-month basis, shall be given thirty (30) days prior to the periodic rental due date. At lease
25. termination Tenant shall return all keys/garage door/entry gate openers as described herein and vacate the Premises.

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

30. **Earnest Money:** No Earnest Money is required.
31. Earnest Money is required in the amount of \$ _____ .
32. Until offer is accepted, Landlord is entitled to lease the Premises to another tenant.

33. **Form of Earnest Money:** Personal Check Cashier's Check Other: Online Payment

34. Upon acceptance of this offer by Landlord, Earnest Money will be deposited with:
35. Broker's Trust Account PPG Property Management LLC
(PRINT BROKERAGE FIRM'S NAME)

36. Landlord

37. Other: _____

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Residential Lease Agreement >>

38. All Earnest Money shall consist of immediately available funds and is subject to collection. In the event any payment for Earnest Money is 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. Periodic Rental Due Date: The Rent and all other accrued charges shall be due and payable no later than 5:00 p.m. on the 1st day 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 \$ _____ plus any applicable sales taxes, which are currently \$ _____, totaling \$ _____ ("Rent") to: PPG Property Management LLC, at: 15411 W Waddell Rd, Suite 106 (See Addendum 1)

48. Late Charges and Returned Payments: A late charge of \$ \$45 + \$10 per day shall be added to all Rent not received by [] 5:00 p.m. on the due date or [X] 4 days after due date and shall be collectible as Rent. Tenant shall pay a charge of \$ 75.00 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.

54. 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 ____/____/____ \$ _____ plus any applicable sales tax of \$ _____, totaling \$ _____ for the prorated period beginning ____/____/____ and ending ____/____/____.

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

66. Initial Rent Payment: \$ _____

67. 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 deposit: \$ _____

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

71. Cleaning deposit: + \$ _____

72. Non-refundable Charges Due:

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

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

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

78. Other Fee: + \$ _____ (for _____)

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

80. Sales tax charged: + \$ _____ City rental tax rate _____ % Taxable amount \$ _____

81. Total Required Payment: \$ _____

82. Less Earnest Money - \$ _____

83. BALANCE DUE (CERTIFIED FUNDS): \$ _____ to be delivered to Landlord on or before April 1, 2023

84. Refundable deposits will be held: [] by Landlord [X] in Broker's Trust Account PPG Property Management LLC BROKERAGE FIRM NAME

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

91. **Application/Credit/Background Contingency:** A credit/background report(s) application fee of \$ 45.00 per adult is due by separate payment and is non-refundable. This Lease Agreement is contingent on satisfactory verification and approval by Landlord of Tenant's employment, credit, banking references, income, past rental history, and criminal and/or other background check(s) prior to possession. Tenant consents to these credit/background check(s) by Landlord or Broker. Tenant shall complete a separate rental and/or credit application containing all the required information. Tenant warrants that the information is correct and complete and that Tenant has disclosed all pertinent information and has not withheld any information, including, but not limited to, poor credit, early terminations of leases, evictions or bankruptcy. Tenant's material falsification of any information provided to Landlord shall entitle Landlord to terminate this Lease Agreement and pursue all applicable remedies, damages, court costs and reasonable attorneys' fees. The credit history of Tenant with respect to this Lease Agreement may be reported to any credit bureau or reporting agency.

101. **Pets** (including, but not limited to animals, fish, reptiles or birds): Assistive and service animals are not considered "pets."
102. No pets allowed. Tenant agrees not to keep or permit any pets on the Premises without prior written consent of Landlord.
103. Landlord hereby grants Tenant permission to keep the following described pet(s) on the Premises:
104. _____ and Tenant
105. is required is not required to maintain a liability insurance policy to cover any liability incurred due to pet(s) with a
106. minimum of \$ 25,000.00 coverage and cause Landlord to become an "additional insured" under the policy.

107. **Keys:** Landlord agrees to deliver to Tenant keys for Premises: 2 Door _____ Pool _____ Mail Box
108. _____ Entry Gate Other: _____ and 1 garage door openers upon possession.
109. Tenant shall pay Rent and shall remain responsible for the security of the Premises until all keys and garage door openers
110. have been physically returned to Landlord/Property Manager/Authorized Representative or otherwise satisfactorily accounted
111. for by Tenant. Leaving keys/garage door opener/entry gate opener in or on the Premises will not be considered returned
112. unless expressly authorized by Landlord in writing. Tenant agrees to pay all costs related to replacing lost or unreturned keys
113. and/or garage door/entry gate openers. Tenant shall not change the locks or add a deadbolt lock without Landlord's written
114. consent. Tenant acknowledges that unless otherwise provided herein, Premises have not been re-keyed.

115. **Utilities:** Tenant agrees to arrange, and pay for when due, all utilities except: None, tenant is responsible to pay
116. for ALL utilities

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

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

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

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

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

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

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

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

159. (TENANT'S INITIALS REQUIRED) _____
TENANT TENANT

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

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

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

172. (TENANT'S INITIALS REQUIRED) _____
TENANT TENANT

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

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

181. (TENANT'S INITIALS REQUIRED) _____
TENANT TENANT

182. OR

183. Premises were constructed in 1978 or later.

184. (TENANT'S INITIALS REQUIRED) _____
TENANT TENANT

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

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

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

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- 244. **Equal Housing Opportunity:** Landlord and Brokers comply with federal, state, and local fair housing laws and regulations.
- 245. **Construction of Language:** The language of this Lease Agreement shall be construed according to its fair meaning and not
- 246. strictly for or against either party. All singular and plural words shall be interpreted to refer to the number consistent with circumstances
- 247. and context.
- 248. **Court Modification:** If any provision of this Lease Agreement is found by a court to be invalid, illegal or vague, the parties agree
- 249. that such provision shall be modified or stricken by the court to the minimum extent deemed necessary to make it valid, legal and
- 250. enforceable and that all other provisions of this Lease Agreement shall remain in full force and effect.
- 251. **Days:** All references to days in this Lease Agreement shall be construed as calendar days and a day shall begin at 12:00 a.m.
- 252. and end at 11:59 p.m.
- 253. **Notices:** Unless otherwise provided for by statute or by agreement of the parties, all notices herein shall be in writing and
- 254. shall be delivered to Landlord at the address set forth herein and to Tenant at the Premises and shall be sent by registered or
- 255. certified mail, or personally delivered. Such notice shall be deemed received on the date the notice is actually received or
- 256. five (5) days after the date the notice is mailed by registered or certified mail, whichever occurs first.
- 257. **Additional Terms:**
- 258. -Tenant is responsible for contacting post office in connection with the property being
- 259. rented to obtain keys and have the mail lock changed at tenant's expense.
- 260. -Tenant is responsible for any HOA or City violation after the initial walk through and
- 261. move-in. Tenants must obtain written consent to install a satellite system or antenna on
- 262. or around the leased premises.
- 263. -NO smoking is allowed in the home due to possible damage to the interior.
- 264. -NO Trampolines allowed on the premises
- 265. -Owner inspections are allowable with a 48 hour notice at anytime during the lease.
- 266. -If any issues arise with your home please submit a work order online utilizing your
- 267. resident portal.
- 268. -Tenant is responsible to have the House and Carpet professionally cleaned upon
- 269. move-out.
- 270. -Tenants must notify PPG Property Management of any changes in employment, phone
- 271. numbers, mailing addresses and email addresses.
- 272. -Any/All unauthorized pets will be subject to a minimum fine of \$500 per pet in addition
- 273. to any applicable pet deposits/fees if pet is approved to be added.
- 274. **Tenant Acknowledgment:** By signing below, Tenant acknowledges that: (i) A free copy of the Arizona Residential Landlord
- 275. and Tenant Act is available through the Arizona Department of Housing; (ii) Landlord shall furnish upon move-in, a move-
- 276. in form for specifying any existing damages to the Premises and Tenant shall return the completed move-in form to Landlord
- 277. within five (5) days or _____ days of occupancy or Tenant accepts the Premises in its existing condition; (iii)
- 278. Tenant is hereby notified that Tenant is entitled to be present at the move-out inspection; (iv) Tenant understands and
- 279. agrees to the terms and conditions of this Lease Agreement, and acknowledges a receipt of a copy of all (eight) 8 pages of
- 280. the Lease Agreement and any addenda.
- 281. **INDEMNITY AND RELEASE: THE PARTIES TO THIS LEASE AGREEMENT AGREE TO INDEMNIFY AND HOLD HARMLESS**
- 282. **BROKERS, PROPERTY MANAGERS, AND ANY OF THEIR RESPECTIVE AGENTS, REPRESENTATIVES OR EMPLOYEES**
- 283. **FROM ANY LOSS, CLAIM, LIABILITY OR EXPENSE ARISING FROM INJURY TO ANY PERSON OR DAMAGE TO OR**
- 284. **LOSS OF ANY PROPERTY, IN ANY WAY CAUSED BY THE PARTIES AND TENANT'S FAMILY, GUESTS, INVITEES,**
- 285. **AGENTS, PETS OR OTHERS UNDER THEIR CONTROL.**
- 286.

(LANDLORD'S INITIALS REQUIRED) _____
- 287.

(TENANT'S INITIALS REQUIRED) _____
- 288. **Terms of Acceptance:** This offer will become a binding lease agreement when acceptance is signed by Landlord and a signed
- 289. copy delivered in person, by mail, facsimile or electronically, and received by Broker on behalf of Tenant if applicable, or
- 290. by Tenant no later than _____, _____ at _____ a.m. p.m., Mountain Standard Time. Tenant may
- 291. withdraw this offer at any time prior to receipt of Landlord's signed acceptance. If no signed acceptance is received by this date and
- 292. time, this offer shall be deemed withdrawn.

>>

LANDLORD	LANDLORD

<Initials

Initials>

TENANT	TENANT



Residential Lease Agreement >>

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

Broker on behalf of Tenant:

296. _____
 PRINT SALESPERSON'S NAME AGENT CODE PRINT FIRM NAME FIRM CODE

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

298. _____
 FIRM ADDRESS CITY STATE ZIP CODE

299. _____
 TELEPHONE FAX EMAIL

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

301. Tenant exclusively; or both Tenant and Landlord

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

304. _____
 ^ TENANT'S SIGNATURE MO/DAYR ^ TENANT'S SIGNATURE MO/DAYR

305. _____
 ADDRESS

306. _____
 CITY STATE ZIP CODE

LANDLORD ACCEPTANCE

Broker on behalf of Landlord:

308. Jeffrey Putnam jp1329 PPG Property Management ppgp01
 PRINT SALESPERSON'S NAME AGENT CODE PRINT FIRM NAME FIRM CODE

309. Kristy Steffenson ks541 PPG Property Management ppgp01
 PRINT SALESPERSON'S NAME AGENT CODE PRINT FIRM NAME FIRM CODE

310. 15411 W. Waddell Rd. #106 Surprise AZ 85379
 FIRM ADDRESS CITY STATE ZIP CODE

311. (602)374-2302 (623)544-6777 ppgpmaz@gmail.com
 TELEPHONE FAX EMAIL

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

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

314. Landlord exclusively; or both Landlord and Tenant

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

317. Lanie Poyner and Kristy Steffenson (602)374-2302
 NAME TELEPHONE

318. PPG Property Management, LLC (602)374-2302
 FIRM TELEPHONE

319. 15411 W. Waddell Rd. Suite 106 Surprise AZ 85379
 ADDRESS CITY STATE ZIP CODE

>>

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



Residential Lease Agreement >>

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

321. **Same as Property Manager**

NAME / LANDLORD'S NAME

322. **c/o**

PROPERTY MANAGER / AUTHORIZED REPRESENTATIVE

TELEPHONE

323.

ADDRESS

CITY

STATE

ZIP CODE

324. **Landlord Acknowledgment:** Landlord has read this entire Agreement. Landlord acknowledges that Landlord understands the

325. terms and conditions contained herein. Landlord accepts and agrees to be bound by the terms of this Lease Agreement.

326. Landlord has received a signed copy of this Lease Agreement and directs the Broker to deliver a signed copy to Tenant, and to any other

327. Broker involved in this Lease Agreement.

328. **LANDLORD ACKNOWLEDGES THAT LANDLORD HAS PROVIDED THE REQUIRED INFORMATION ON RESIDENTIAL**

329. **RENTAL PROPERTY TO THE APPLICABLE COUNTY ASSESSOR.**

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

333.

^ SIGNATURE OF LANDLORD OR PROPERTY MANAGER (IF AUTHORIZED)

MO/DA/YR

334. **PPG Property Management**

PRINT LANDLORD NAME

335.

^ SIGNATURE OF LANDLORD OR PROPERTY MANAGER (IF AUTHORIZED)

MO/DA/YR

336. **as Agent for Owner**

PRINT LANDLORD NAME

337. **Lanie Poyner & Kristy Steffenson**

PRINT PROPERTY MANAGER NAME

338. **15411 W Waddell Rd, Suite 106**

ADDRESS

ADDRESS

339. **Surprise**

AZ

85379

CITY

STATE

ZIP CODE

CITY

STATE

ZIP CODE

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

MONTH

DAY

YEAR

(LANDLORD'S INITIALS)

For Broker Use Only:

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

<Initials
LANDLORD LANDLORD

Initials>
TENANT TENANT



PPG Property Management

ADDENDUM 1

Document updated:
June 1993



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1. This is an addendum originated by the: Seller Buyer Landlord Tenant.
2. This is an addendum to the Contract dated April 1, 2023 MO/DA/YR between the following Parties:
3. Seller/Landlord: PPG Property Management, as Agent for Owner
4. Buyer/Tenant: _____
5. Premises: _____
6. The following additional terms and conditions are hereby included as a part of the Contract between Seller and Buyer for the above referenced Premises:
7. Rent is due on the 1st day of each month and late fees will start on the 6th day. A
8. Late Fee of \$45 will be charged on the 6th of the month and will continue to accrue
9. \$10 per day until the balance is paid in full. If rent is not paid by the 5th day of
10. the month, a 5-day notice to pay or quit will be issued and a processing fee of \$35
11. will be charged to the Tenant. All balances are to be paid in FULL. No partial
12. payments will be accepted. LATE FEES ARE STRICTLY ENFORCED AND FEES INCURRED WILL NOT
13. BE WAIVED. Any payments submitted on or after the 15th of the month may be subject to
14. additional legal fees related to eviction proceedings for non-payment and ALL balances
15. after the 15th of the month must be paid via certified funds.
16. Payments are able to be made using the following methods:
17. -http://www.ppgpropertymanagement.com utilizing the "Resident" tab and "Pay Rent
18. Online" option. Each resident is e-mailed an activation link with easy to follow
19. instructions utilizing the primary e-mail address. There is no charge to pay on line
20. when using a electronic check (Routing and Account Information). Additional Fees WILL
21. apply if using a debit or credit card. (Automatic Payment Processing is available with
22. this option)
23. -Bill Pay Service through your personal bank (if available) utilizing a manual entry.
24. Your account number is your street address. The payment address is: 15411 W Waddell
25. Rd, Suite 106, Surprise, AZ 85379
26. -"Pay in Cash" at your local 7/11, CVS or ACE Cash Express. PaySlip required (Contact
27. our Office to Request).
28. -NO PERSONAL CHECKS, NO CASH, DO NOT SLIP MONEY THROUGH THE DOOR!
29. If payments are returned or rejected by the bank for ANY reason it will be subject to
30. a fee for non-sufficient funds as well as late charges as applicable until the funds
31. are received. Please see lines 48-53 of the lease agreement.
32. -A \$35 Processing Fee will be assessed for Any/ALL notices served to the tenant
33. (including but not limited to - 5-Day Notice to Pay or Quit, 10 Day Material Breach,
34. 10 Day Falsification, 5 Day Health and Safety, etc).
35. -Leases that transition to a "month to month" agreement (as stated on pg1, line 21-25)
36. will also be subject to an automatic increase of \$50 per month.
37. _____
38. _____
39. _____
40. _____
41. _____
42. The undersigned agrees to the additional terms and conditions and acknowledges receipt of a copy hereof.

43. _____
44. Seller Buyer MO/DA/YR Seller Buyer MO/DA/YR
45. Landlord Tenant Landlord Tenant
46. _____
47. Seller Buyer MO/DA/YR Seller Buyer MO/DA/YR
48. Landlord Tenant Landlord Tenant

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

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PPG Property Management, 15411 W Waddell Rd, Suite 106 Surprise, AZ 85379
Phone: (623)293-8058 Fax: (623)544-6777 John Poyner

Lease Internal

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PPG Property Management

ADDENDUM 2

Document updated:
June 1993



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1. This is an addendum originated by the: Seller Buyer Landlord Tenant.
2. This is an addendum to the Contract dated April 1, 2023 between the following Parties:
MO/DA/YR
3. Seller/Landlord: PPG Property Management, as Agent for Owner
4. Buyer/Tenant: _____
5. Premises: _____
6. The following additional terms and conditions are hereby included as a part of the Contract between Seller and Buyer for the above referenced Premises:
7. Tenant will be held responsible to:
8. -Check smoke alarms monthly and replace batteries as necessary. If the smoke alarm is
9. not functioning, the tenant is responsible to notify PPG Property Management
10. immediately. The tenant agrees not to remove, dismantle or take any action to
11. interfere with the operation of any smoke detector(s) installed on the leased
12. premises.
13. -Change air filters as needed (recommended monthly). Any negligence or failure to
14. change the air filters will result in charges to the Tenant for coil cleaning and any
15. damage to the HVAC system.
16. -Pay for any maintenance or improvements not authorized by the Landlord or that are
17. considered by the management company/owner/vendor to be "No Problem Found" or tenant
18. damage/negligence. Any trip charges or needed repairs resulting from "No Problem
19. Found", Tenant damage or Tenant negligence will be charged to the tenant. Per ARS
20. section 33-1341. Such charges must be paid within ten (10) days of written notice.
21. -Tenant is responsible for maintaining all landscaping. Including but not limited to
22. trimming trees, weed removal and watering plants as appropriate.
23. _____
24. For the duration of the Lease, Lessee is required to
25. maintain and provide the following minimum required insurance coverage:
26. • \$100,000 Limit of Liability for Lessee's legal liability for damage to Lessor's
27. property for no less than the following causes of loss: fire,
28. smoke, explosion, backup or overflow of sewer, drain or sump, and water damage
29. ("Required Insurance").
30. Lessee is required to furnish Lessor with evidence of Required Insurance prior to
31. occupancy of leased premises and at the time of each lease
32. renewal period. If at any time Lessee does not have Required Insurance, Lessee is in
33. breach of the Lease and Lessor shall have, in addition to
34. any other rights under the Lease, the right but not the obligation to purchase
35. Required Insurance coverage protecting the sole interest of the
36. Lessor and seek contractual reimbursement from the Lessee for all costs and expenses
37. associated with such purchase. This may be referred
38. to as "force placed insurance".
39. (Continued on Addendum 3)
40. _____
41. _____
42. The undersigned agrees to the additional terms and conditions and acknowledges receipt of a copy hereof.

43. _____
44. Seller Buyer _____ MO/DA/YR Seller Buyer _____ MO/DA/YR
45. Landlord Tenant _____ MO/DA/YR Landlord Tenant _____ MO/DA/YR
46. _____
47. Seller Buyer _____ MO/DA/YR Seller Buyer _____ MO/DA/YR
48. Landlord Tenant _____ MO/DA/YR Landlord Tenant _____ MO/DA/YR

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



PPG Property Management

ADDENDUM 3

Document updated:
June 1993



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1. This is an addendum originated by the: Seller Buyer Landlord Tenant.
2. This is an addendum to the Contract dated April 1, 2023 between the following Parties:
MO/DA/YR
3. Seller/Landlord: PPG Property Management, as Agent for Owner
4. Buyer/Tenant: _____
5. Premises: _____
6. The following additional terms and conditions are hereby included as a part of the Contract between Seller and Buyer for the above referenced Premises:
7. Lessee may obtain Required Insurance or broader coverage from an insurance agent or
8. insurance company of Lessee's choice. If Lessee furnishes evidence of such insurance
9. and maintains the insurance for the duration of the Lease, then nothing more is
10. required. If Lessee does not maintain Required Insurance, the insurance requirement of
11. this Lease may be satisfied by Lessor, who may purchase such coverage through the
12. Lessor's Legal Liability Insurance Policy ("LLIP"). The coverage provided under the
13. LLIP will provide the Required Insurance coverage listed above. An amount equal to the
14. total cost to the Lessor for the LLIP coverage shall be charged to Lessee by the
15. Lessor as are coverable expense under the Lease. Some important points of this
16. coverage, which Lessee should understand are:
17. 1. LLIP is designed to fulfill the insurance requirement of the Lease. Lessor is the
18. Insured under the LLIP. This is single interest forced placed insurance. Lessee is not
19. an Insured, Additional Insured or beneficiary under the LLIP. All loss payments are
20. made to the Lessor.
21. 2. LLIP coverage is NOT personal liability insurance or renters insurance. LLIP does
22. not cover the Lessee's personal property (contents), additional living expenses or
23. liability arising out of bodily injury or property damage to any third party. If
24. Lessee requires any of these coverages, then Lessee should contact an insurance agent
25. or insurance company of Lessee's choice to obtain personal liability insurance
26. or renters insurance to protect Lessee's interests.
27. 3. Coverage under the LLIP may be more expensive than the cost of Required Insurance
28. obtainable by Lessee elsewhere. At any time, Lessee may contact an insurance agent or
29. insurance company of their choice for insurance options to satisfy the Required
30. Insurance under this Lease.
31. 4. If Lessee has purchased Renters Insurance and at any time allows such Renters
32. Insurance to lapse in breach of the Lease Agreement, Lessor may purchase Lessor
33. Insurance without notice and add the total cost associated therewith to Lessee's
34. monthly rent payment.
35. 5. Licensed insurance agents may receive a commission on the LLIP.
36. (Continued on Addendum 4)
37. _____
38. _____
39. _____
40. _____
41. _____
42. The undersigned agrees to the additional terms and conditions and acknowledges receipt of a copy hereof.

43. _____
44. Seller Buyer MO/DA/YR Seller Buyer MO/DA/YR
45. Landlord Tenant Landlord Tenant
46. _____
47. Seller Buyer MO/DA/YR Seller Buyer MO/DA/YR
48. Landlord Tenant Landlord Tenant

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



ADDENDUM 4

Document updated: June 1993



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- 1. This is an addendum originated by the: [] Seller [] Buyer [x] Landlord [] Tenant.
2. This is an addendum to the Contract dated April 1, 2023 between the following Parties:
3. Seller/Landlord: PPG Property Management, as Agent for Owner
4. Buyer/Tenant:
5. Premises:
6. The following additional terms and conditions are hereby included as a part of the Contract between Seller and Buyer for the above referenced Premises:
7. 6. The total cost to the Lessee for the Lessor obtaining LLIP shall be (\$9.50) per
8. month, subject to no proration. This is an amount equal to the actual premium charge
9. to the Lessor including any premium taxes and fees due to state governing bodies.
10. Additionally, an Administration Fee in the amount of Three Dollars (\$3.00) to be
11. retained by the Lessor for processing and handling will be charged.
12. 7. In the event that loss or damage to Lessor's property exceeds the amount of
13. Required Insurance, Lessee shall remain contractually liable to Lessor for such
14. amount. In the event of liability to any other party for bodily injury or property
15. damage, Lessee shall remain liable to such other party.
16. 8. It shall be the Lessee's duty to notify Lessor of any subsequent purchase of
17. Renters Insurance.
18. As used in this Addendum: "Lease" may be interchangeable with "Lease Agreement";
19. "Lessee" may be interchangeable with "Resident" or "Tenant", and "Lessor" may be
20. interchangeable with "Landlord" or "Owner".
21. Scheduling of the premises under the LLIP is not mandatory and Lessee may purchase
22. Required Insurance from an insurance agent or insurance company of Lessee's choice at
23. any time and coverage under the LLIP will be terminated by the Lessor.
24.
25. As a reminder, the lease is in place for the mutual protection of the tenant and the
26. homeowner. Please refer to page 1, lines 20-25 for the "term" of the lease. With this
27. in mind, the following policy applies to ANY and ALL leases terminated prior to the
28. lease end date listed on page 1, line 20. There will be NO exceptions made.
29.
30. -In the event the lease is terminated early (prior to the lease end date indicated on
31. page 1, line 20) for ANY reason (relocation, job transfers, eviction, etc), the tenant
32. will be assessed the following fees:
33. a. Lease Break Fee - Equal to the Security Deposit
34. b. Rent Until Re-Rented
35. c. Realtor Commission (Up to 5% of the Gross Rent of the New Lease)
36. d. Lock Change (\$150)
37. e. Any additional fees/penalties applicable to the situation including but not limited
38. to property damage, legal fees, etc.
39. f. Collection Fees (Up to 50% of the balance in collections)
40.
41.
42. The undersigned agrees to the additional terms and conditions and acknowledges receipt of a copy hereof.

- 43.
44. [] Seller [] Buyer MO/DA/YR [] Seller [] Buyer MO/DA/YR
45. [] Landlord [x] Tenant [] Landlord [x] Tenant
46.
47. [] Seller [] Buyer MO/DA/YR [] Seller [] Buyer MO/DA/YR
48. [x] Landlord [] Tenant [] Landlord [] Tenant

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

