

ARIZONA RESIDENTIAL LEASE AGREEMENT (SAMPLE – REDACTED)

NOTICE: This is a general sample residential lease agreement for Arizona and is not legal advice. Laws change and local requirements may vary. Owners and property managers should have all lease documents reviewed by an Arizona real estate attorney before use.

RESIDENTIAL LEASE AGREEMENT

This Residential Lease Agreement (“Agreement”) is entered into on ___ day of __, **20**, by and between:

LANDLORD / PROPERTY MANAGER: [REDACTED LANDLORD NAME]

and

TENANT(S): [REDACTED TENANT NAME(S)]

for the rental property located at:

[REDACTED PROPERTY ADDRESS]

City: [REDACTED] State: Arizona ZIP: [REDACTED]

1. TERM OF LEASE

The lease shall begin on ___ **and end on** ____.

Fixed-Term Lease Month-to-Month Lease

Any renewal must be agreed upon in writing.

2. RENT

Monthly Rent: \$___

Rent shall be due on the ____ day of each month.

Rent shall be paid by: Online Portal Check Money Order Other: _____

Payment Location: [REDACTED PAYMENT ADDRESS / PORTAL]

Late Fee: \$ ***if rent is not paid by*** _____.

Returned Check Fee: \$_____

3. SECURITY DEPOSIT

Security Deposit Amount: \$_____

Pet Deposit (if applicable): \$_____

The security deposit shall be held in accordance with Arizona law and may be used for damages beyond normal wear and tear, unpaid rent, unpaid utilities, cleaning, or other lawful charges.

Landlord shall provide an itemized accounting within the time required by Arizona law after termination of tenancy and return of possession.

4. OCCUPANTS

Only the following persons may occupy the premises:

1. _____
2. _____
3. _____
4. _____

Guests staying longer than __ **consecutive days or** ____ days in a calendar year require written approval.

5. UTILITIES

Tenant shall be responsible for the following utilities:

Electricity Gas Water Sewer Trash Internet/Cable Other: _____

Landlord shall be responsible for:

6. USE OF PROPERTY

The premises shall be used solely as a private residence.

Tenant agrees:

- Not to disturb neighbors.
 - Not to engage in illegal activity.
 - Not to operate a business on the premises without written approval.
 - To comply with HOA rules, if applicable.
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7. MAINTENANCE AND REPAIRS

Tenant agrees to:

- Keep premises clean and sanitary.
- Promptly notify landlord of maintenance issues.
- Properly dispose of garbage.
- Replace HVAC filters if required.
- Maintain smoke detector batteries where applicable.

Tenant shall not make alterations, paint, install fixtures, or change locks without written approval.

Landlord shall maintain the premises in compliance with Arizona law.

8. ENTRY BY LANDLORD

Landlord may enter the premises as permitted by Arizona law for inspections, repairs, emergencies, showings, or other lawful purposes.

Except in emergencies, reasonable notice shall be provided.

9. PET POLICY

No Pets Allowed Pets Allowed With Approval

Approved Pets:

Pet Fee / Pet Rent:

Tenant is responsible for all damages caused by pets.

10. SMOKING POLICY

Smoking Prohibited Smoking Allowed in Designated Areas Only

11. INSURANCE

Tenant is encouraged or required to maintain renter's insurance.

Minimum Liability Coverage Required: \$____

Landlord is not responsible for loss or damage to tenant's personal property.

12. DEFAULT

Failure to pay rent or comply with the terms of this Agreement may result in notices, fees, eviction proceedings, or other remedies allowed by Arizona law.

13. ABANDONMENT

The premises may be considered abandoned in accordance with Arizona law if tenant vacates without notice and fails to pay rent.

14. EARLY TERMINATION

Any early termination must comply with Arizona law and the terms outlined below:

15. MILITARY CLAUSE

Tenant may terminate this Agreement in accordance with the Servicemembers Civil Relief Act (SCRA) upon proper documentation.

16. LEAD-BASED PAINT DISCLOSURE

For properties built before 1978, federally required lead-based paint disclosures shall be attached.

Applicable Not Applicable

17. ADDENDA

The following addenda are incorporated into this Agreement:

HOA Addendum Move-In / Move-Out Procedures Maintenance Procedures Mold Addendum Bed Bug Addendum Crime-Free / Drug-Free Addendum Pool Addendum (if applicable) Pet Addendum (if applicable) Satellite / Antenna Addendum Renter's Insurance Addendum Other: _____

18. ATTORNEY FEES

In any legal action arising from this Agreement, the prevailing party may recover attorney fees and court costs as permitted by Arizona law.

19. ENTIRE AGREEMENT

This document constitutes the entire agreement between the parties. No verbal agreements shall be binding.

Any modifications must be in writing and signed by all parties.

LANDLORD SIGNATURE

Signature: _____

Printed Name: [REDACTED]

Date: _____

TENANT SIGNATURE(S)

Signature: _____

Printed Name: [REDACTED]

Date: _____

Signature: _____

Printed Name: [REDACTED]

Date: _____

EMERGENCY CONTACT

Name: [REDACTED] Phone: [REDACTED] Relationship: _____

PROPERTY MANAGER CONTACT

Company: [REDACTED PROPERTY MANAGEMENT COMPANY] Phone: [REDACTED] Email: [REDACTED]
Address: [REDACTED]

MOVE-IN CONDITION ACKNOWLEDGMENT

Tenant acknowledges receipt of the premises and agrees to complete and return a move-in condition form within the time allowed by Arizona law.

Tenant Initials: _ **Landlord Initials:** _