

**SAMPLE — NOT A REAL LEASE — This document uses fictional names and a fictional property to illustrate what TenantLoop generates. It is not legally binding and does not create any tenancy.**

# ARIZONA RESIDENTIAL LEASE AGREEMENT

State of Arizona | Maricopa County

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**Exhibits:** A — Bed Bug Educational Materials • B — Lead-Based Paint Disclosure • C — Pool Safety Notice • D — Move-In/Move-Out Condition Checklist • E — Landlord Disclosure

## 1. PARTIES

**LANDLORD:** Jordan Avery (**SAMPLE Landlord**) (sample-landlord@example.invalid)

**TENANT:** Riley Morgan (**SAMPLE Tenant**) (sample-tenant@example.invalid)

**PROPERTY:** 1428 E Coronado Rd, Phoenix, AZ 85006

## 2. PROPERTY DESCRIPTION

Landlord hereby leases to Tenant the property located at **1428 E Coronado Rd, Phoenix, AZ 85006** (the "Premises"). The Premises shall be used and occupied solely for residential purposes by Tenant and any authorized occupants listed in this Agreement.

### 3. LEASE TERM (A.R.S. § 33-1375)

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The lease term shall commence on **May 1, 2026** and shall terminate on **April 30, 2027**, unless renewed or terminated earlier in accordance with Arizona law.

Upon expiration of the initial lease term, if neither party provides written notice of termination as required by A.R.S. § 33-1375, this Agreement shall automatically convert to a month-to-month tenancy under the same terms and conditions. Either party may thereafter terminate the month-to-month tenancy by providing at least thirty (30) days' written notice prior to the next rent due date.

### 4. RENT

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Tenant agrees to pay monthly rent of **\$2,150.00** (USD), due on the **1st** day of each calendar month. Rent shall be payable exclusively through the TenantLoop platform unless otherwise agreed in writing by Landlord.

The first month's rent is due and payable upon execution of this Agreement. If the lease term commences on a date other than the rent due day, rent for the first partial month shall be prorated accordingly.

### 5. SECURITY DEPOSIT (A.R.S. § 33-1321)

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Upon execution of this Agreement, Tenant shall pay a security deposit of **\$2,150.00**. The security deposit shall be held by Landlord in accordance with A.R.S. § 33-1321 and shall not exceed one and one-half (1½) months' rent.

**Deposit Location:** The security deposit shall be held at Chase Bank — Phoenix, AZ (held in accordance with A.R.S. § 33-1321).

The security deposit, or the remaining balance after lawful deductions, shall be returned to Tenant within fourteen (14) business days after termination of the tenancy and delivery of possession. Landlord shall provide an itemized statement of any deductions made from the security deposit. Lawful deductions may include unpaid rent, damages beyond normal wear and tear, and any other amounts permitted under A.R.S. § 33-1321.

### 6. LATE FEES (A.R.S. § 33-1368)

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If rent is not received within **5** day(s) after the due date (the "Grace Period"), a late fee of **\$75.00** shall be assessed. The late fee is a reasonable estimate of the administrative costs incurred by Landlord due to late payment and is not a penalty.

All late fees shall comply with the requirements of A.R.S. § 33-1368. Acceptance of late rent or late fees shall not constitute a waiver of Landlord's right to enforce timely payment or to pursue any other remedies available under

law.

## 7. RETURNED PAYMENT FEE

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In the event that any payment made by Tenant is returned, dishonored, or declined for any reason (including but not limited to insufficient funds, closed account, or payment reversal), Tenant shall pay a returned payment fee of **\$35.00** in addition to the original amount due.

Landlord may require future payments to be made by certified funds after any returned payment. Repeated returned payments may constitute a material breach of this Agreement.

## 8. PERMITTED USE

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The Premises shall be used and occupied exclusively as a private residential dwelling by the Tenant and any authorized occupants listed in this Agreement. Tenant shall not use the Premises for any commercial, business, or unlawful purpose without the prior written consent of the Landlord.

Tenant shall comply with all applicable building codes, housing codes, health regulations, and all other applicable laws, ordinances, and regulations governing the use of the Premises.

## 9. OCCUPANCY LIMITS

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Only the named Tenant and the following authorized occupants, if any, may reside at the Premises on a permanent basis:

*No additional occupants listed.*

**Guest Policy:** Guests may stay at the Premises for a maximum of **14** consecutive days and no more than **30** cumulative days per calendar year without the prior written approval of the Landlord. Any guest exceeding these limits shall be considered an unauthorized occupant, which constitutes a material breach of this Agreement.

## 10. SUBLETTING & ASSIGNMENT (A.R.S. § 33-1361)

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Tenant shall not sublet all or any portion of the Premises, nor assign this Agreement or any interest herein, without the prior written consent of the Landlord. Any attempted subletting or assignment without such consent shall be void and shall constitute a material breach of this Agreement.

Consent by Landlord to one subletting or assignment shall not constitute consent to any subsequent subletting or assignment. In accordance with A.R.S. § 33-1361, Landlord shall not unreasonably withhold consent to a sublease or assignment.

## 11. QUIET ENJOYMENT

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Landlord covenants that Tenant, upon paying rent and performing all obligations under this Agreement, shall peacefully and quietly have, hold, and enjoy the Premises for the duration of the lease term without hindrance or interference from Landlord or any person claiming through or under Landlord.

## 12. NUISANCE & ILLEGAL ACTIVITY

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Tenant shall not engage in, nor permit any occupant, guest, or invitee to engage in, any illegal activity on or about the Premises. Tenant shall not create, maintain, or permit any nuisance on the Premises that disturbs the peace, comfort, or convenience of neighboring residents.

Any violation of this section shall constitute a material breach of this Agreement and shall be grounds for immediate termination of the tenancy in accordance with A.R.S. § 33-1368. Landlord may pursue all available legal remedies, including but not limited to eviction proceedings and recovery of damages.

## 13. SMOKING POLICY

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Smoking of any kind, including but not limited to cigarettes, cigars, pipes, e-cigarettes, and vaping devices, is **strictly prohibited** anywhere on the Premises, including all interior spaces, balconies, patios, garages, and common areas. This prohibition applies to Tenant, all occupants, guests, and invitees.

Violation of this no-smoking policy shall constitute a material breach of this Agreement. Tenant shall be liable for all costs associated with smoke damage remediation, including but not limited to cleaning, painting, and deodorizing.

## 14. NOISE & CONDUCT

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Tenant shall maintain reasonable noise levels at all times and shall not disturb the peace, comfort, or quiet enjoyment of neighboring residents.

**Quiet Hours:** Quiet hours are in effect from **22:00** to **07:00** daily. During quiet hours, Tenant shall refrain from any activity that produces excessive noise, including but not limited to loud music, parties, construction, or other disturbances.

Tenant shall be responsible for the conduct and behavior of all guests and invitees and shall ensure that they comply with this noise and conduct policy. Repeated violations may constitute a material breach of this Agreement.

## 15. PARKING

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Tenant is assigned **2** parking space(s) at the Premises. Tenant shall park only in the designated area(s) and shall not obstruct driveways, fire lanes, or access ways.

**Parking Notes:** Two (2) uncovered driveway spaces. Street parking permitted subject to City of Phoenix rules.

No commercial vehicles, recreational vehicles, boats, trailers, or inoperable vehicles shall be parked on the Premises without the prior written approval of the Landlord. Unauthorized vehicles may be towed at the vehicle owner's expense.

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## 16. PETS

**No pets are allowed** on the Premises at any time. This prohibition includes all animals, birds, reptiles, and fish (excluding small fish in tanks of 10 gallons or less). Any unauthorized pet found on the Premises shall constitute a material breach of this Agreement.

**Service & Support Animals:** Nothing in this section shall be construed to prohibit or restrict a person with a disability from keeping a service animal or support animal on the Premises as required under the Fair Housing Act (42 U.S.C. § 3604) and applicable Arizona law. Landlord may request reasonable documentation of the disability-related need for such an animal.

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## 17. LANDLORD OBLIGATIONS

Pursuant to A.R.S. § 33-1324, Landlord shall:

- a. Maintain the premises in a fit and habitable condition;
- b. Comply with all applicable building and housing codes materially affecting health and safety;
- c. Make all repairs and do whatever is necessary to put and keep the premises in a fit and habitable condition;
- d. Keep all common areas of the premises in a clean and safe condition;
- e. Maintain in good and safe working order and condition all electrical, plumbing, sanitary, heating, ventilating, air-conditioning, and other facilities and appliances supplied or required to be supplied by the Landlord;
- f. Provide running water and reasonable amounts of hot water and heating and air-conditioning or cooling where such units are installed and offered, at all times.

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## 18. TENANT OBLIGATIONS

Pursuant to A.R.S. § 33-1341, Tenant shall:

- a. Keep the premises clean and safe;

- b. Use all electrical, plumbing, sanitary, heating, ventilating, air-conditioning, and other facilities and appliances, including elevators, in a reasonable manner;
- c. Dispose of all ashes, garbage, rubbish, and other waste from the premises in a clean and safe manner;
- d. Not deliberately or negligently destroy, deface, damage, impair, or remove any part of the premises or knowingly permit any person to do so;
- e. Conduct himself or herself, and require other persons on the premises with the Tenant's consent to conduct themselves, in a manner that will not disturb the neighbors' peaceful enjoyment of the premises;
- f. Maintain all smoke detectors and carbon monoxide detectors installed on the premises in good working order and promptly notify Landlord of any malfunction or need for replacement.

## 19. REPAIR REQUESTS

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Tenant must submit all non-emergency repair requests in writing through the TenantLoop platform. Repair requests should include a clear description of the issue, the location within the premises, and any relevant photographs or documentation.

**Emergency Repairs:** In the event of an emergency that threatens the health or safety of the occupants or may cause significant damage to the property (including but not limited to fire, flooding, gas leaks, or loss of essential services), Tenant may contact Landlord by any reasonable means, including telephone, and is not required to submit such requests through the platform.

Landlord shall respond to repair requests and make necessary repairs within a reasonable time pursuant to A.R.S. § 33-1363. Tenant shall not undertake repairs on behalf of the Landlord unless authorized in writing or as permitted under applicable Arizona law.

## 20. ALTERATIONS & IMPROVEMENTS

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Tenant shall not make any alterations, additions, or improvements to the premises without the prior written consent of the Landlord. This includes, but is not limited to, painting, wallpapering, installing fixtures, modifying landscaping, or making structural changes of any kind.

Any alterations or improvements approved by the Landlord shall become the property of the Landlord upon installation and shall remain with the premises upon termination of this Lease, unless otherwise agreed to in writing by both parties.

If Landlord requires restoration of the premises to its original condition upon move-out, Tenant shall, at Tenant's sole expense, remove the alterations and restore the premises prior to the end of the tenancy. Failure to restore may result in deductions from the security deposit to cover the cost of restoration.

## 21. FIXTURES

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Any fixtures installed by Tenant on the premises shall become the property of the Landlord upon installation, unless otherwise agreed to in writing by both parties prior to installation.

Tenant may not remove any fixtures from the premises without the prior written consent of the Landlord. For purposes of this section, "fixtures" includes any items that are permanently attached to the property, including but not limited to light fixtures, ceiling fans, shelving, curtain rods, and built-in appliances.

If Tenant removes fixtures without consent, Tenant shall be responsible for all costs associated with repairing any damage caused by the removal, and such costs may be deducted from the security deposit.

## 22. UTILITIES

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### **Tenant-Responsible Utilities:**

- Electricity (APS)
- Gas (Southwest Gas)
- Water/Sewer (City of Phoenix)
- Trash
- Internet/Cable

### **Landlord-Responsible Utilities:**

- Landscaping
- Pest Control (quarterly)

Tenant shall be responsible for establishing and maintaining all tenant-responsible utility accounts in Tenant's name for the duration of the Lease term. Tenant shall ensure that all utility services remain active and in good standing throughout the tenancy. Failure to maintain required utilities may constitute a material breach of this Lease.

## 23. LANDLORD ACCESS

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Pursuant to A.R.S. § 33-1343, Landlord may enter the premises with at least two (2) days' written notice to the Tenant for the following purposes:

- a. To inspect the premises;
- b. To make necessary or agreed-upon repairs, decorations, alterations, or improvements;
- c. To supply necessary or agreed-upon services;
- d. To show the premises to prospective tenants, buyers, lenders, or other authorized parties.

**Emergency Access:** Landlord may enter the premises without prior notice in the case of an emergency, including but not limited to fire, flooding, gas leaks, or other circumstances that pose an immediate threat to health, safety,

or property.

Landlord shall exercise the right of access in a reasonable manner and at reasonable times. Except in cases of emergency, Landlord shall not abuse the right of access or use it to harass the Tenant.

## 24. RENTER'S INSURANCE

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Tenant is **required** to obtain and maintain a renter's insurance policy for the duration of the Lease term with the following minimum requirements:

- a. Minimum coverage amount: **\$100,000.00**;
- b. Landlord must be named as an interested party on the policy;
- c. Tenant must provide proof of insurance to Landlord prior to move-in and upon each policy renewal;
- d. The policy must remain active and in good standing for the entire duration of the tenancy.

Failure to maintain the required renter's insurance policy shall constitute a material breach of this Lease.

## 25. END OF TERM

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This Lease shall terminate on **April 30, 2027**. Upon expiration, Tenant shall vacate the premises and return possession to Landlord in accordance with the move-out procedures set forth in this Lease.

If either party does not intend to renew the Lease, that party must provide at least thirty (30) days' written notice to the other party prior to the expiration date.

If neither party provides written notice of intent to terminate prior to the expiration date, the tenancy shall automatically convert to a month-to-month tenancy pursuant to A.R.S. § 33-1375, subject to all other terms and conditions of this Lease.

## 26. MONTH-TO-MONTH CONVERSION

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Upon expiration of the initial Lease term, if neither party has provided written notice of intent to terminate, the tenancy shall automatically convert to a month-to-month tenancy pursuant to A.R.S. § 33-1375.

During any month-to-month tenancy, all terms and conditions of this Lease shall remain in full force and effect, except that either party may terminate the tenancy by providing at least thirty (30) days' written notice to the other party.

Landlord reserves the right to adjust rent or modify terms upon proper written notice as permitted by Arizona law.

## 27. EARLY TERMINATION

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Tenant may terminate this Lease prior to the expiration date by providing written notice to Landlord and paying an early termination fee equal to **2 month(s)** of rent at the then-current monthly rate.

The early termination fee shall be due and payable upon delivery of the notice of early termination. Tenant shall continue to be responsible for rent and all other obligations under this Lease until the premises are vacated and possession is returned to Landlord.

Pursuant to A.R.S. § 33-1370, Landlord has a duty to mitigate damages by making reasonable efforts to re-rent the premises. If the premises are re-rented before the end of the original Lease term, any excess termination fees paid by the Tenant may be refunded on a prorated basis at Landlord's discretion.

**Domestic Violence, Sexual Assault, or Stalking.** Pursuant to A.R.S. § 33-1318, a Tenant who is a victim of domestic violence, sexual assault, or stalking may request early termination of this Agreement by providing written notice and documentation as required by law. The early termination fee described above shall not apply to terminations under A.R.S. § 33-1318. Landlord shall comply with all applicable provisions of A.R.S. § 33-1318, including but not limited to confidentiality requirements and lock-change provisions.

## 28. TERMINATION FOR CAUSE

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Pursuant to A.R.S. § 33-1368, either party may terminate this Lease for cause under the following circumstances:

**Material Noncompliance:** If Tenant fails to comply with a material provision of this Lease, Landlord shall deliver a written notice specifying the noncompliance and allowing ten (10) days for the Tenant to cure the violation. If the breach is not remedied within the ten-day period, the Lease shall terminate.

**Health and Safety Violations:** If Tenant's noncompliance materially affects health and safety, Landlord shall deliver a written notice specifying the noncompliance and allowing five (5) days for the Tenant to cure the violation. If the breach is not remedied within the five-day period, the Lease shall terminate.

**Nonpayment of Rent:** If Tenant fails to pay rent when due, Landlord shall deliver a written notice demanding payment and allowing five (5) days for the Tenant to pay the outstanding amount pursuant to A.R.S. § 33-1368. If rent remains unpaid after the five-day period, the Lease shall terminate.

Nothing in this section shall limit either party's rights or remedies as provided under Arizona law.

## 29. ABANDONMENT

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Pursuant to A.R.S. § 33-1370, the premises shall be considered abandoned if the Tenant is absent from the property for a period of seven (7) or more consecutive days without prior notice to the Landlord and rent remains unpaid.

Upon determination of abandonment, Landlord may re-enter and take possession of the premises in accordance with A.R.S. § 33-1370. Landlord shall make reasonable efforts to store any personal property left by the Tenant as required by Arizona law.

Tenant shall remain liable for all rent and charges due under this Lease through the end of the Lease term or until the premises are re-rented, whichever occurs first, subject to Landlord's duty to mitigate damages.

### **30. HOLDOVER**

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If Tenant remains in possession of the premises after the expiration or termination of this Lease without the written consent of the Landlord, the tenancy shall become a month-to-month tenancy at a rental rate of one hundred fifty percent (150%) of the last monthly rent, or as otherwise agreed to in writing by both parties.

All other terms and conditions of this Lease shall continue to apply during any holdover period. Acceptance of rent by Landlord during a holdover period shall not constitute a waiver of Landlord's right to terminate the tenancy or pursue any other remedies available under Arizona law.

### **31. MOVE-IN PROCEDURES**

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Upon move-in, Tenant shall complete and return the Move-In/Move-Out Condition Checklist (Exhibit D) within **7 day(s)** of taking possession of the premises.

The condition checklist documents the state of the premises at the time of move-in, including all rooms, fixtures, appliances, and surfaces. Tenant is strongly encouraged to include photographs as part of the documentation.

Failure to return the completed condition checklist within the specified time period shall constitute acceptance of the premises in as-is condition as of the date of move-in, and Tenant waives any objection to the condition of the premises at that time.

The completed condition checklist will serve as the basis for comparison during the move-out inspection and security deposit disposition.

### **32. MOVE-OUT PROCEDURES**

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Upon termination or expiration of this Lease, Tenant shall:

- a. Return all keys, access cards, garage door openers, and any other access devices to the Landlord;
- b. Remove all personal property and belongings from the premises;
- c. Clean the premises thoroughly, including all appliances, fixtures, floors, walls, and windows, returning the premises to the same condition as at move-in, less reasonable wear and tear;

- d. Provide Landlord with a forwarding address in writing for the return of the security deposit and any related correspondence.

Pursuant to A.R.S. § 33-1321, Landlord shall return the security deposit, together with an itemized statement of any deductions, within fourteen (14) business days after termination of the tenancy, delivery of possession, and receipt of Tenant's forwarding address.

Any personal property left on the premises after move-out shall be handled in accordance with applicable Arizona law regarding abandoned property.

### **33. GOVERNING LAW**

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This Agreement shall be governed by and construed in accordance with the Arizona Residential Landlord and Tenant Act (A.R.S. Title 33, Chapter 10) and all applicable local ordinances. Any provision of this Agreement that conflicts with applicable law shall be deemed modified to comply with such law. Both Landlord and Tenant acknowledge their respective rights and obligations under A.R.S. § 33-1301 through A.R.S. § 33-1381.

### **34. SEVERABILITY**

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If any provision of this Agreement is held to be invalid, illegal, or unenforceable by a court of competent jurisdiction, such invalidity, illegality, or unenforceability shall not affect any other provision of this Agreement. The remaining provisions shall continue in full force and effect and shall be construed as if the invalid, illegal, or unenforceable provision had never been included.

### **35. ENTIRE AGREEMENT**

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This Agreement, together with all exhibits, addenda, and attachments hereto, constitutes the entire agreement between Landlord and Tenant regarding the subject matter herein. This Agreement supersedes all prior negotiations, representations, warranties, commitments, offers, and agreements, whether written or oral, relating to the rental of the Premises.

### **36. AMENDMENTS**

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No modification, amendment, or waiver of any provision of this Agreement shall be effective unless made in writing and signed by both Landlord and Tenant. No oral agreements or representations shall modify the terms of this Agreement.

### **37. WAIVER**

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The failure of either party to enforce any provision of this Agreement shall not constitute a waiver of that party's right to enforce that provision or any other provision in the future. No waiver of any breach or default shall be deemed a waiver of any subsequent breach or default. No waiver shall be effective unless made in writing and signed by the waiving party.

### **38. ATTORNEY'S FEES**

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In the event of any legal action or proceeding arising out of or related to this Agreement, the prevailing party shall be entitled to recover reasonable attorney's fees and costs from the non-prevailing party, as provided by A.R.S. § 12-341.01. This provision applies to all claims, counterclaims, and cross-claims in any such action.

### **39. NOTICES**

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All notices required or permitted under this Agreement shall be in writing and shall be deemed delivered when personally delivered or when sent by certified mail, return receipt requested, to the following addresses:

**Landlord:**

1428 E Coronado Rd, Phoenix, AZ 85006

**Tenant:**

1428 E Coronado Rd, Phoenix, AZ 85006

(the Premises address during the term of this tenancy)

Either party may change their notice address by providing written notice to the other party in accordance with this section.

### **40. JOINT AND SEVERAL LIABILITY**

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If there is more than one Tenant named in this Agreement, all Tenants shall be jointly and severally liable for all obligations, covenants, and conditions of this Agreement, including but not limited to the payment of rent and all other charges. Landlord may enforce this Agreement against any one or all Tenants, individually or collectively.

### **41. BINDING EFFECT**

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This Agreement shall be binding upon and inure to the benefit of the parties hereto, their respective heirs, executors, administrators, legal representatives, successors, and permitted assigns.

## **42. ASSIGNMENT**

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Tenant shall not assign this Agreement or sublet the Premises, or any part thereof, without the prior written consent of Landlord. Any assignment or subletting without such consent shall be void and shall, at the option of Landlord, constitute a material breach of this Agreement. Landlord may freely assign this Agreement and transfer ownership of the Premises without Tenant's consent.

## **43. FORCE MAJEURE**

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Neither Landlord nor Tenant shall be liable for failure to perform any obligation under this Agreement if such failure is caused by acts of God, war, terrorism, government action or regulation, fire, flood, earthquake, epidemics, pandemics, quarantine restrictions, labor disputes, or other events beyond the reasonable control of the affected party. The affected party shall provide prompt written notice to the other party of the force majeure event and shall use reasonable efforts to mitigate its effects.

## **44. DISPUTE RESOLUTION**

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In the event of any dispute arising out of or relating to this Agreement, the parties agree to first attempt to resolve the dispute through good-faith mediation before initiating any litigation. The costs of mediation shall be shared equally by the parties. If mediation is unsuccessful, either party may pursue legal remedies. The venue for any legal action arising under this Agreement shall be Maricopa County, Arizona.

## **45. MOLD DISCLOSURE**

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Landlord is not aware of any mold or moisture conditions on the Premises as of the date of this Agreement.

Tenant shall promptly notify Landlord in writing of any mold growth, water leaks, moisture accumulation, or water intrusion discovered on the Premises. Tenant shall maintain adequate ventilation throughout the Premises, including the regular use of exhaust fans in bathrooms and kitchen areas, and shall take reasonable steps to prevent moisture accumulation. Failure to report known mold or moisture conditions may result in Tenant liability for resulting damages.

## **46. CRIME-FREE HOUSING ADDENDUM**

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Tenant, any member of Tenant's household, guest, or other person under Tenant's control shall not engage in, facilitate, or permit any criminal activity on or near the Premises, including but not limited to drug-related criminal activity, violent criminal activity, or any breach of this Agreement that otherwise jeopardizes the health, safety, or welfare of the Landlord, other tenants, neighbors, or persons in the immediate vicinity of the Premises.

A single violation of this provision shall be deemed a material and irreparable breach of this Agreement and shall constitute good cause for immediate termination of the tenancy. Landlord may pursue all available remedies under Arizona law, including but not limited to those provided by A.R.S. § 33-1368.

## **48. CASUALTY & DESTRUCTION**

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If the Premises is substantially damaged or destroyed by fire, flood, or other casualty to the extent that the Premises is rendered uninhabitable, either party may terminate this Agreement by providing fourteen (14) days' written notice to the other party. In such event, rent shall be prorated to the date of the casualty event.

If the Premises is only partially damaged and can reasonably be repaired within thirty (30) days, Landlord shall undertake such repairs promptly. During the period of repair, rent shall be abated proportionally based on the portion of the Premises rendered unusable by the damage.

Landlord shall not be required to repair or replace Tenant's personal property damaged by any casualty event. Tenant is strongly encouraged to maintain renter's insurance to cover personal property losses.

## EXHIBIT A: BED BUG EDUCATIONAL MATERIALS

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Provided in compliance with Arizona Revised Statutes § 33-1319

**Property:** 1428 E Coronado Rd, Phoenix, AZ 85006

### 1. WHAT ARE BED BUGS?

Bed bugs (*Cimex lectularius*) are small, parasitic insects that feed on human blood, typically at night. Key identifying characteristics include:

- **Adult bed bugs** are approximately 5–7 mm in length (about the size of an apple seed), oval-shaped, flat, and reddish-brown in color.
- **Nymphs (juveniles)** are smaller, translucent to yellowish-white, and become redder after feeding.
- **Eggs** are tiny (approximately 1 mm), white, and often found in clusters in crevices.
- Bed bugs do not fly or jump. They crawl and are most active during nighttime hours.

### 2. SIGNS OF A BED BUG INFESTATION

Tenants should be aware of the following indicators of a potential bed bug infestation:

- **Live or dead bed bugs** in mattress seams, box springs, bed frames, headboards, furniture joints, or along baseboards.
- **Shed skins (exoskeletons)** left behind as nymphs molt through their growth stages.
- **Dark spots or stains** on mattresses, sheets, or walls, which may be bed bug excrement.
- **Small red or itchy bite marks** on the skin, often appearing in a line or cluster (note: not all individuals react to bed bug bites).
- **A sweet, musty odor** in heavily infested areas, produced by the bugs' scent glands.

### 3. REPORTING PROTOCOL

Arizona law requires prompt action when bed bugs are suspected. Tenants must adhere to the following reporting requirements:

- **Immediate Notification:** Tenant must notify Landlord in writing within twenty-four (24) hours of discovering or suspecting a bed bug infestation.
- **No Self-Treatment:** Tenant shall not attempt to treat the infestation with over-the-counter pesticides, bug bombs, or other chemicals, as improper treatment may worsen the problem and pose health risks.
- **Landlord Response:** Upon notification, Landlord will arrange for a professional pest control inspection and, if bed bugs are confirmed, will coordinate treatment in accordance with A.R.S. § 33-1324.

- **Cooperation Required:** Tenant shall cooperate with all inspection and treatment procedures, including preparation of the unit as directed by pest control professionals.

#### 4. PREVENTION TIPS

Tenants can reduce the risk of bed bug infestation by following these preventive measures:

- **Inspect secondhand furniture** thoroughly before bringing it into the dwelling. Avoid acquiring used mattresses, box springs, or upholstered furniture from unknown sources.
- **Reduce clutter** in the dwelling unit to minimize potential hiding places for bed bugs.
- **Use protective encasements** on mattresses and box springs designed to prevent bed bug entry and detect infestations early.
- **Vacuum frequently**, especially around beds, furniture seams, and baseboards. Dispose of vacuum contents in a sealed bag.
- **Inspect luggage and clothing** after traveling, especially after staying in hotels or other shared accommodations.
- **Seal cracks and crevices** around baseboards, electrical outlets, and pipe penetrations to reduce entry points.

#### 5. TREATMENT RESPONSIBILITY

Under A.R.S. § 33-1324, Landlord is responsible for maintaining the premises in a fit and habitable condition, which includes addressing pest infestations. Professional pest control treatment will be arranged and paid for by Landlord unless the infestation is determined to have been caused by the Tenant's negligence or failure to report in a timely manner.

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**Acknowledgment of Receipt:** Tenant acknowledges receipt of this Bed Bug Educational Materials document as required by A.R.S. § 33-1319. By executing the Lease Agreement, Tenant confirms that they have read and understand the information provided herein.

EXHIBIT B: DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT  
AND/OR LEAD-BASED PAINT HAZARDS

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*Required by Federal Law for Housing Built Before 1978 — 42 U.S.C. § 4852d | 24 CFR Part 35 | 40 CFR Part 745*

**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.**

**PROPERTY INFORMATION**

**Property Address:** 1428 E Coronado Rd, Phoenix, AZ 85006

**Year Built:** 1972

**LANDLORD'S DISCLOSURE**

**(a) Presence of Lead-Based Paint and/or Lead-Based Paint Hazards** *(check one):*

Known lead-based paint and/or lead-based paint hazards are present in the housing. Explain:

\_\_\_\_\_

Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

**(b) Records and Reports Available to the Landlord** *(check one):*

Landlord has provided the Tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing. List documents: \_\_\_\_\_

Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

**TENANT'S ACKNOWLEDGMENT**

Tenant has received copies of all information listed above.

Tenant has received the pamphlet *"Protect Your Family From Lead in Your Home."*

Tenant has had a 10-day opportunity (or mutually agreed-upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

## **AGENT'S ACKNOWLEDGMENT**

TenantLoop.io, acting as the facilitating platform for this transaction, has informed the Landlord of the Landlord's obligations under 42 U.S.C. § 4852d and is aware of the Landlord's responsibility to ensure compliance with applicable federal lead-based paint disclosure requirements.

## **CERTIFICATION OF ACCURACY**

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by each respective party is true and accurate.

**Landlord:** Jordan Avery (SAMPLE Landlord)

**Tenant:** Riley Morgan (SAMPLE Tenant)

*Signatures are captured in the Consolidated Execution & Acknowledgement section of this Lease Agreement.*

SAMPLE

## EXHIBIT C: SWIMMING POOL SAFETY NOTICE

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*Required per Arizona Revised Statutes § 36-1681*

### PROPERTY NOTICE

The property at **1428 E Coronado Rd, Phoenix, AZ 85006** includes a swimming pool and/or spa.

Arizona law requires that all residential swimming pools and spas be enclosed by a barrier (fence) that meets the requirements of A.R.S. § 36-1681. The Landlord represents that the pool barrier is in compliance at the time of this Agreement.

### TENANT RESPONSIBILITIES

- Tenant shall not remove, disable, or alter any pool barrier, gate, latch, alarm, or safety feature.
- Tenant shall notify Landlord immediately of any damage to pool barriers or safety equipment.
- Tenant is responsible for supervising all persons using the pool and shall ensure children are supervised at all times.
- Tenant acknowledges that drowning is a leading cause of death for children ages 1–4 in Arizona.
- Tenant shall ensure that all pool gates remain closed and latched at all times when the pool is not in active use.
- Tenant shall not prop open or otherwise defeat the self-closing and self-latching mechanisms of any pool gate.

### EMERGENCY INFORMATION

- **Emergency:** Call 911 immediately in the event of a drowning or near-drowning incident.
- **Pool Safety Resources:** Arizona Department of Health Services at [azdhs.gov](http://azdhs.gov)
- **CPR Training:** Tenants with pools are encouraged to obtain CPR certification.

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**Acknowledgment:** By executing the Lease Agreement, Tenant acknowledges receipt of this Pool Safety Notice and agrees to comply with all pool safety rules and responsibilities described herein.

## EXHIBIT D: MOVE-IN / MOVE-OUT CONDITION CHECKLIST

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Required per Arizona Revised Statutes § 33-1321

**Property:** 1428 E Coronado Rd, Phoenix, AZ 85006

**Tenant:** Riley Morgan (SAMPLE Tenant) | **Lease Start Date:** May 1, 2026

Area / Item	Move-In Condition	Move-Out Condition	Est. Cost of Repair
<b>ENTRANCE/HALLWAY</b>			
General Condition			
<b>LIVING ROOM</b>			
General Condition			
<b>KITCHEN</b>			
General Condition			
<b>BEDROOM 1</b>			
General Condition			
<b>BATHROOM 1</b>			
General Condition			
<b>EXTERIOR/OTHER</b>			
General Condition			

**Instructions:** For each item, describe the condition (e.g., "Good," "Fair," "Damaged — scratch on floor," "N/A"). Attach additional pages or photographs if needed.

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### MOVE-IN ACKNOWLEDGMENT

Landlord and Tenant have inspected the premises and agree that the conditions noted above accurately reflect the condition of the Property at the time of move-in.

Date: \_\_\_\_\_

Landlord Signature: \_\_\_\_\_ Tenant Signature: \_\_\_\_\_

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### MOVE-OUT ACKNOWLEDGMENT

Landlord and Tenant have inspected the premises and agree that the conditions noted above accurately reflect the condition of the Property at the time of move-out.

Date: \_\_\_\_\_

Landlord Signature: \_\_\_\_\_ Tenant Signature: \_\_\_\_\_

*Per A.R.S. § 33-1321, this blank checklist is provided at the time of lease execution. Tenant shall complete the Move-In portion and return it to Landlord within 7 days of taking possession. Failure to return the completed form within this period constitutes acceptance of the premises in as-is condition.*

SAMPLE

## EXHIBIT E: LANDLORD DISCLOSURE

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Required per Arizona Revised Statutes § 33-1321(A) and § 33-1322

In accordance with Arizona law, the following information is disclosed to Tenant:

### 1. PROPERTY OWNER

**Name:** Jordan Avery  
**Address:** 1428 E Coronado Rd, Phoenix, AZ 85006

### 2. PROPERTY MANAGER / AUTHORIZED AGENT

**Name:** Jordan Avery  
**Address:** 1428 E Coronado Rd, Phoenix, AZ 85006

Per A.R.S. § 33-1322, the person authorized to manage the premises and to receive service of process and notices is identified above. This person is authorized to act for and on behalf of the Landlord for all purposes under the Arizona Residential Landlord and Tenant Act.

### 3. SECURITY DEPOSIT INFORMATION

**Amount:** \$2,150.00  
**Location:** Chase Bank — Phoenix, AZ (held in accordance with A.R.S. § 33-1321)

Per A.R.S. § 33-1321(A), the security deposit shall not exceed one and one-half (1½) month's rent. The deposit shall be returned within fourteen (14) business days after termination of the tenancy and delivery of possession, less any lawful deductions for unpaid rent, damages beyond normal wear and tear, or other charges permitted by law.

### 4. PURPOSE OF SECURITY DEPOSIT

The security deposit may be applied by Landlord for the following purposes as permitted by A.R.S. § 33-1321:

- Unpaid rent or other charges owed under the Lease Agreement
- Repair of damages to the premises caused by Tenant, guests, or invitees beyond normal wear and tear
- Cleaning costs to restore the premises to the condition at the time of move-in, less reasonable wear and tear
- Unpaid utilities that are the responsibility of the Tenant under this Lease Agreement
- Early termination fees as provided in the Lease Agreement

## 5. ADDITIONAL DISCLOSURES

Landlord certifies that, to the best of their knowledge:

- The premises comply with all applicable building codes and housing regulations.
  - All provided appliances and systems are in working order as of the lease commencement date.
  - There are no pending code violations or condemnation proceedings affecting the premises.
  - Landlord has no knowledge of the presence of mold on the premises as of the lease commencement date.
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## TENANT ACKNOWLEDGMENT

Tenant acknowledges receipt of this Landlord Disclosure (Exhibit E) and confirms that all required disclosures under A.R.S. § 33-1321 and § 33-1322 have been provided.

Date: \_\_\_\_\_ Tenant Signature: \_\_\_\_\_

SAMPLE

## CONSOLIDATED EXECUTION & ACKNOWLEDGEMENT

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### A. INCORPORATION BY REFERENCE

By executing this document, the undersigned parties agree to be bound by all terms and conditions contained in the foregoing Arizona Residential Lease Agreement **and** each of the following Exhibits, which are incorporated herein by reference as though fully set forth in the body of this Agreement:

- **Exhibit A:** Bed Bug Educational Materials (A.R.S. § 33-1319) — *Receipt Acknowledged*
- **Exhibit B:** Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards (24 CFR Part 35; 40 CFR Part 745) — *Receipt & Acknowledgement*
- **Exhibit C:** Swimming Pool Safety Notice (A.R.S. § 36-1681) — *Agreement to Rules*
- **Exhibit D:** Move-In / Move-Out Condition Checklist (A.R.S. § 33-1321) — *Receipt of Blank Form*
- **Exhibit E:** Landlord Disclosure (A.R.S. § 33-1321(A) & § 33-1322) — *Receipt & Acknowledgement*

### B. CONDITION CHECKLIST RETURN REQUIREMENT

Tenant acknowledges receipt of the blank Move-In / Move-Out Condition Checklist (Exhibit D). Tenant agrees to complete the Move-In portion of the checklist and return the completed form to Landlord within **7 days** of taking possession of the Property. Failure to return the completed checklist within this period shall constitute Tenant's acceptance that the Property was received in satisfactory, "as-is" condition, and Tenant waives any claims regarding the pre-existing condition of the premises for purposes of security deposit disposition under A.R.S. § 33-1321.

### C. LEAD-BASED PAINT ACKNOWLEDGMENT

Tenant acknowledges that this property was built in **1972**, before 1978, and that Tenant has received and reviewed the Lead-Based Paint Disclosure (Exhibit B) and the EPA-approved pamphlet "*Protect Your Family From Lead in Your Home.*" Tenant has had a 10-day opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards prior to becoming obligated under this Lease Agreement.

### D. CONSENT TO ELECTRONIC TRANSACTIONS

This Lease Agreement and all attached Exhibits are executed electronically. Each party hereby consents to conduct this transaction by electronic means in compliance with the following:

The **Electronic Signatures in Global and National Commerce Act** (ESIGN Act, 15 U.S.C. § 7001 *et seq.*),  
and

- The **Arizona Electronic Transactions Act** (A.R.S. § 44-7001 *et seq.*).

Each party acknowledges that their electronic signature has the same legal force and effect as a handwritten signature. Each party further acknowledges that they have the ability to access and retain electronic records of this transaction and all Exhibits.

## E. SIGNATURES

By signing below, each party certifies that they have read, understand, and agree to all terms of the Lease Agreement and each Exhibit listed above.

### LANDLORD



Jordan Avery (SAMPLE Landlord)

Signed: April 18, 2026 10:14:22 AM UTC  
IP: 198.51.100.24

### TENANT



Riley Morgan (SAMPLE Tenant)

Signed: April 18, 2026 4:42:05 PM UTC  
IP: 203.0.113.47