

ARIZONA STANDARDS RESIDENTIAL LEASE AGREEMENT

In Accordance with Title 33, Chapter 10

THIS AGREEMENT (hereinafter referred to as the "Arizona Lease Agreement") is made and entered into this ____ day of _____, 20____, by and between _____ (hereinafter referred to as "Landlord") and _____ (hereinafter referred to as "Tenant.")

For and in consideration of the covenants and obligations contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto hereby agree as follows:

- I. **TERM.** This Arizona Lease Agreement shall commence on _____ and shall continue as a lease for term. The termination date shall be on _____ at 11:59 PM. Upon termination date, Tenant shall be required to vacate the Premises unless one of the following circumstances occur:
- (a) Landlord and Tenant formally extend this Arizona Lease Agreement in writing or create and execute a new, written, and signed Arizona Lease Agreement; or
 - (b) Landlord willingly accepts new Rent from Tenant, which does not constitute past due Rent.

In the event that Landlord accepts new rent from Tenant after the termination date, a month-to-month tenancy shall be created. If at any time either party desires to terminate the month-to-month tenancy, such party may do so by providing to the other party written notice of intention to terminate at least 30 days prior to the desired date of termination of the month-to-month tenancy.

Notices to terminate may be given on any calendar day, irrespective of Commencement Date. Rent shall continue at the rate specified in this Arizona Lease Agreement, or as allowed by law. All other terms and conditions as outlined in this Arizona Lease Agreement shall remain in full force and effect. Time is of the essence for providing notice of termination (strict compliance with dates by which notice must be provided is required)

- II. **PROPERTY.** Landlord owns certain real property and improvements located at _____ (hereinafter referred to as the "Property"). Landlord desires to lease the Premises to Tenant upon the terms and conditions contained herein. Tenant desires to lease the Premises from Landlord on the terms and conditions as contained herein.
- III. **RENT.** Tenant shall pay to Landlord the sum of \$ _____ per month as Rent for the Term of the Agreement. Due date for Rent payment shall be the 1st day of each calendar month and shall be considered advance payment for that month. Weekends and holidays do not delay or excuse Tenant's obligation to timely pay rent.

Arizona Realtors Residential Lease Agreement

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Arizona Realtors Residential Lease Agreement:

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