

# RESIDENTIAL LEASE AGREEMENT

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1. **LANDLORD:** \_\_\_\_\_ 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. \_\_\_\_\_  
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 of  
17. this Lease Agreement and Landlord may terminate this Lease Agreement.

18. **Addenda Incorporated:**  Lead-based Paint Disclosure  Seller Compensation

19.  Other: \_\_\_\_\_

20. **Term:** This Lease Agreement shall begin on \_\_\_\_\_ at \_\_\_\_\_ and end on \_\_\_\_\_ at \_\_\_\_\_,  
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: \_\_\_\_\_

34. Upon acceptance of this offer by Landlord, Earnest Money will be deposited with:

35.  Broker's Trust Account \_\_\_\_\_  
(PRINT BROKERAGE FIRM'S NAME)

36.  Landlord

37.  Other: \_\_\_\_\_

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LANDLORD LANDLORD <Initials

Initials> TENANT TENANT