

Valley Executives Property Management, LLC.

ADDENDA TO RESIDENTIAL LEASE-RENTAL AGREEMENT

PROPERTY:

The following additional terms and conditions apply and are hereby included as part of the contract described above:

1. Tenant understands that the Security Deposits are **NOT** to be used towards the last month's rent.
2. Rents are due on the 1st of each month and are delinquent on the 2nd. 5-day notices will be served on the 2nd day. There is a service fee of \$50.00 for each notice and this is charged to the tenant. The late fee is \$10 per day and is retroactive starting on the 1st day of the month.
3. The tenant shall take responsibility for checking the batteries in the smoke alarm at least once a month and replacing them as needed. If the smoke alarm is not functioning, the tenant should notify the Property Manager/Owner immediately.
4. Tenants are to change the air conditioning filters every 30 days. Tenant's failure to change filters may cause the tenant to be billed for damages. Tenant is to maintain the home interior in a neat, orderly and "maid serviced" manner. Failure to do so may be a cause for excess wear and tear, and may be considered a material breach of the lease terms.
5. Tenant is responsible for maintain lawns, desert landscaping, shrubs, trees and other landscaping including mowing and trimming and replacement of any plants if necessary. Failure to maintain the exterior of the premises is justification to withhold deposits to restore the property to pre-rental condition.
6. Repairs caused by the resident's neglect or negligence will be charged to the Tenant (i.e. child's toy causes blockage in a toilet or sewer line, or excess hair stops up a sink or shower line). Such charges must be paid within ten (10) days of written notice from the Property Management/Owner.
7. The Property Manager/Owner will not pay for unauthorized repairs.
8. Tenants will not work on/repair vehicles at the property and there shall be no unregistered, non-functioning, or commercial vehicles parked on, in front of, or adjacent to the property that is visibly in sight from the street. Any exceptions to this must be in writing and approved by the Property Manager/Owner.
9. It is the responsibility of the Tenant to acquire and maintain liability insurance if the Tenant has a waterbed and/or pet. As noted in the lease, written permission must be obtained from the Property Manager/Owner to install a waterbed or have a pet on the property.
10. The Property Manager/Owner is not responsible for the Tenant's personal belongings. The Tenant understands that they may choose to obtain Renters/Tenant Insurance at their own cost.
11. Tenants must give written notice 30-days prior to the expiration of lease agreement to vacate or the lease will go into a month-to-month basis.
12. Tenant is to allow Property Manager/Owner/Real Estate Agents to show the property for lease or sale during the last 30 days of tenancy with proper notice.
13. Tenant may obtain a free copy of the AZ Residential Landlord/Tenant Act from the Secretary of State Office or download a copy from www.vepmaz.com under the Tenant's tab.
14. Tenant acknowledges receipt of a move-in inspection form. It is the tenant's responsibility to return to the Property Manager/Owner within 5-days of occupancy.
15. Criminal Activity: Tenant(s) or members of the Tenant's household will not permit the dwelling to be used for, or to facilitate criminal activity, including drug-related, regardless of whether the individual engaging in such activity is a member of the household or guest. Violation of this provision shall be a material and irreparable violation of the lease and good cause for immediate termination of tenancy. Proof of violation shall not require criminal conviction, but shall be by preponderance of the evidence.

16. Indemnity: Tenant(s) shall indemnify and hold Property Manager/Owner harmless from and against all claims, liability, penalties, damages, expenses and judgments for injuries or accidents to people property and any nature however cause, occurring on or about the leased premises during the lease term and any other period of occupancy, including costs, expenses, attorney's fees incurred by Property Manager/Owner in defense of any claims, whether or not such claims are adequately covered by insurance.
17. Utilities: Tenant(s) are responsible for having all utilities placed in their own name(s) prior t move-in. Tenant(s) further agree to pay any and all deposits (if applicable) as required by the utility company.
18. Assignment and Subletting: The tenant may not assign or sublet the premises.
19. Alterations: The Tenant shall make no alteration, addition, or improvement to the property, either inside or outside without the written consent of the Property Manager/Owner.
20. If the property has an electric garage door opener, remotes will be operable upon move-in. Remotes are not warranted beyond move-in.
21. The Tenant agrees to return all house keys, mailbox keys, garage door openers and any other keys at time of move-out. The Tenant will be charged for a locksmith to re-key if all keys are not returned and \$50.00 for each garage door remote and \$50.00 for mail keys. Pool keys will be charged at \$75.00.
22. The Tenant agrees to conduct a final walk-through inspection with the Property Manager/Owner at the end of the lease term. Tenant agrees to have all personal property removed from the premises at the time of the final-walkthrough inspection. Property Manager/Owner has no obligation to conduct a joint move-out inspection with the tenant if A.R.S. 33-1321C shall apply.
23. Property Manager/Owner represents them self only in this transaction.
24. The Tenant understands that smoking is not permitted inside the home or garage.
25. The Tenant agrees to notify the Property Manager/Owner immediately for any water leaks that occur (i.e. leaks at sinks, vanities, tubs, shower, laundry spigots, appliances. ceiling stains, or any water penetrations observed).
26. The Tenant(s) are responsible for carpets being professionally cleaned at lease expiration and should provide a receipt of the service to the Property Manager/Owner during the move-out inspection. It is at the Property Manager/Owner's discretion if the carpets need to be re-cleaned.
27. If the property is located in a homeowners association, the Tenant(s) are responsible for any fines assessed to the property for violations caused by the Tenant(s). The two most common violations are garbage cans being left out on non pick-up days and weed control.
28. If at any time a check is returned for insufficient funds all future rents must be paid by certified funds for the next 6 months.

 Tenant

 Date

 Property Manager

 Date

 Tenant

 Date

 Owner

 Date