

# UNITED METRO PROPERTY MANAGEMENT

706 E BELL RD SUITE 207  
PHOENIX, AZ 85022  
602-548-9449

**UNITED METRO PROPERTY MANAGEMENT welcomes all applicants and supports Fair Housing. We do not refuse to lease any property, nor do we discriminate against any person because of sex, marital status, race, creed, religion, age, familial status, physical or mental handicap, color or national origin.**

## **LEASING APPLICATION AND POLICIES**

In order to be considered for a property for lease:

**For vacant properties:** you must fully complete and sign our Lease Application on line at [WWW.UNITEDMETRO.COM](http://WWW.UNITEDMETRO.COM) and submit to our office (or to a UMP leasing agent) a copy of your Driver's License or other pictured ID, paystubs for two pay periods and a Non-Refundable \$35.00 Application Fee per person over the age of 18. Once you have been advised that you are approved, you must sign the lease and pay the full security deposit within 48 hours. Applicable sales tax and a \$70.00 Processing Fee will be charged and collected with your move in funds.

**For occupied properties:** you must fully complete our Lease Application online at [WWW.UNITEDMETRO.COM](http://WWW.UNITEDMETRO.COM) and submit it to our office (or to a UMP leasing agent) a copy of your Driver's License or other pictured ID, paystubs for two pay periods and a Non-refundable \$35.00 Application Fee per person over the age of 18. Upon our receipt we will schedule an appointment for you with the current resident. If you approve the viewing, you must sign the lease and pay the full security deposit within 48 hours.

You must meet United Metro Property Management's approval of the following in order for your application to be considered. All applicants over the age of eighteen (18) must complete an application:

A. Income: You must have verifiable income in the amount of three times the monthly rent for a minimum of one year. Self-employed persons must submit income tax returns for the past two years. Retired persons or persons receiving Social Security Benefits must submit proof of income.

B. Credit: Credit will be checked, and credit references will be contacted. Applications with previous evictions, unpaid judgments, unpaid fees and/or unpaid rents will not be accepted. Please note that applications with any open bankruptcies will NOT be accepted.

C. Rental History: Current and previous Landlords/Mortgage Holders will be contacted.

D. Occupancy: For units/homes that have one and two bedrooms, the number of occupants may not exceed two (2) persons per bedroom, plus one (1) additional person. For units/homes that have three or more bedrooms, the number of occupants may not exceed two (2) persons per bedroom total. Please note that this shall include any person that resides at the home more than 50% of the time.

E. Pets: Policies on animals vary according to each property owner and their insurance company's requirements. Applicant must submit proof that any approved dog or cat has been spayed or neutered at or prior to occupying the premises.

F. Tenant Liability Insurance: All Tenants are required to secure and provide proof of a Renter's Insurance Policy to be effective on the lease commencement date. If said proof is not received, the Tenant will automatically be enrolled in the United Metro Property Management Tenant Liability Insurance Program at a cost of \$9.50 plus tax per month.

G. Criminal History Criteria: Applicants will be denied if they are registered sex offenders; have any outstanding warrants or have been arrested for a crime that is awaiting trial. Applicants must have no felony convictions less than ten (10) years old that involve violent crimes against persons or property, including but not limited to murder, arson, kidnapping, assault, bomb related offenses, robbery or burglary, terrorism OR that involve the manufacturing or distribution of drugs in any manner. All other felony convictions must be more than five (5) years old.

Convictions of any drug related offenses involving possession only, or alcohol related offenses where no one was permanently injured or killed must be at least two (2) years old. Applicants must have successfully completed any felony sentence at least two (2) years ago and have no new criminal activity for at least two (2) years.

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If an Applicant would like us to review additional information regarding a felony conviction or a current arrest or warrant, the Applicant is permitted to submit that information along with their application and we will review it on a case by case basis.

All applications are accepted on a "first come first served basis". Every attempt will be made to process your application within 48 hours of receipt. United Metro Property Management shall have the right to reject incomplete or falsified applications or applications without all names, phone numbers and addresses necessary for verification purposes. When a married couple and/or family applies to live in the same property, both spouses and all residents aged 18 and over, must submit complete applications before United Metro Property Management will begin processing them.

If the property you are applying for is located within a Homeowners Association, you will be expected to abide by all Homeowner Association Documents, including but not limited to the CC&R's, Community Rules and Regulations and Architectural Controls. You can obtain a copy of this document at the United Metro Property Management office. A sample of our standard lease agreement is available for your review online at [www.unitedmetro.com](http://www.unitedmetro.com).

You will be required to pay the first month's rent on or before the move in date, unless a special is being offered. This must be paid by money order or cashier's check – personal checks will not be accepted.

Please be advised that United Metro Property Management will NOT hold a property for anyone until an applicant is advised that they have been approved, a lease is signed, and all required deposits have been paid to United Metro Property Management.

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The Applicant(s) acknowledges that he/she has read, understands and agrees to the above policies; and further agree to the following terms:

I agree to pay a non-refundable \$35.00 application fee, per person over the age of 18, for the cost of processing each application.

Within 48 hours of being notified that I have been approved, I agree to pay all of the required security deposits via the tenant portal provided to me. After United Metro Property Management receives payment for the total required security deposit, they will prepare the necessary lease agreement and associated addendums. I shall sign the lease agreement and associated addendums as soon as I receive them.

If I do not conform to any of the above items, I understand and agree that United Metro Property Management shall not be obligated to hold this property for me; and I agree to forfeit my security deposit.

I understand that I must provide United Metro Property Management with proof of Renters Insurance, containing a minimum of a \$100,000.00 comprehensive general liability coverage policy on or before my lease commencement date in order to avoid being charged \$12.50 per month plus sales tax (\$9.50 insurance premium plus a \$3.00 administrative fee) for a liability only insurance policy.

I understand that if I request a change to my lease commencement date after the lease has been drafted, I agree to pay a \$75.00 lease revision fee.

I further understand that United Metro Property Management and their employees are exclusive agents of, and represent, the Property Owner; and that the lease will be between the applicant(s) and United Metro Property Management, as Agent for the Owner; and that any suit I may file in the future regarding the lease agreement shall only be in the name of the property owner.



## ***Welcome to United Metro Property Management!***

### **Office Hours**

Monday - Friday 8:00 a.m. to 4:30 p.m.  
Closed for lunch daily from Noon - 1:00 p.m.

**Rent Payments** must be paid online via your tenant portal per your lease agreement.

**Tenant's Inspection of Property:** Tenants are required to inspect the premises upon moving in. Your lease provides that you find the premises in good condition with no apparent defects, excluding any deficiencies noted in the move in inspection report. Tenant shall complete the move in inspection report themselves, and either email it to [inspection@unitedmetro.com](mailto:inspection@unitedmetro.com) and request a signed copy of said report by email, or hand deliver the move-in inspection report to a staff member at Agent's office. Either way, Tenant shall have been deemed to accept the premises as noted on the move-in inspection, subject to any written objection by Agent.

If you do have any specific repair requests, please submit a work order on your tenant portal. After receipt of the above request, our maintenance department will contact you to set an appointment for the repair of the items approved by the property owner. If you are not contacted by our maintenance department within several days of sending the portal request, please call our office to ensure we received it.

**Agent hereby advises the Tenant that the move out inspection will be a very thorough and detailed inspection.**

**All Repair Requests** can either be submitted electronically via your tenant portal. Or you may call our office during business hours at 602-548-9449 extension 105 or 106.

**General emails** (HOA violations, utilities, etc.) should be sent to [receptionist@unitedmetro.com](mailto:receptionist@unitedmetro.com). Be sure to type the property address in the subject line, and include your name, address, cell, home, and work phone numbers (if you are able to receive calls).

**After hours and weekend emergency repairs should be ONLY be phoned into our 24-hour emergency repair line at 602-548-1897.**

**Office Directory: Main Office Number: 602-548-9449**

Angela Auten - extension 4 rent payment questions/issues [angela@unitedmetro.com](mailto:angela@unitedmetro.com)

Easton Younger – extension 5 leasing / renter's insurance [easton@unitedmetro.com](mailto:easton@unitedmetro.com)

Jeremy Hill – extension 1 maintenance requests [jeremy@unitedmetro.com](mailto:jeremy@unitedmetro.com)

**\* PLEASE PLACE YOUR ADDRESS IN THE SUBJECT LINE WHEN EMAILING US\***

welcome revised 2/03/20222



19820 North 7th Street, Suite 280 • Phoenix, Arizona 85024  
Office (602) 548-9449 • Fax (623) 889-7732  
[www.unitedmetro.com](http://www.unitedmetro.com)





# UNITED METRO

## PROPERTY MANAGEMENT

### RESIDENTIAL LEASE AGREEMENT AND DEPOSIT RECEIPT

<b>THIS IS A LEGALLY BINDING AGREEMENT:</b>	<b>ESTES ES UN ACUERDO</b>
<b>IF YOU DO NOT UNDERSTAND IT</b>	<b>LEGAL SI USTED NO ENTIENDE</b>
<b>SEEK COMPETENT ADVICE</b>	<b>BUSQUE AYUDA</b>
<b>COMPETENTE</b>	

**FEBRUARY 07, 2022**

**3374**

\_\_\_\_\_ hereinafter referred to as "Tenants", agrees to rent from United Metro Properties, Inc. DBA United Metro Property Management hereinafter referred to as "Agent", as agent for the property owner, \_\_\_\_\_ for the premises situated in the City of **SURPRISE, AZ 85378**, located at \_\_\_\_\_ upon the following terms and conditions:

**1. Summary of Move in Costs:** Receipt is acknowledged for the sum **TWO THOUSAND SEVEN HUNDRED SIXTY SIX DOLLARS AND THREE CENTS** via on line payment on Agent's website (or by money order or cashier's check made payable to Agent). This payment shall be applied as set forth below (not including any credit card fees):

\$	837.62	Pro-Rated Rent from	<b><u>02/15/22 – 02/28/22</u></b>
\$	18.43	Pro-Rated Rent Sales Tax from	<b><u>02/15/22 – 02/31/22</u></b>
\$	1795.00	Security Deposit (Refundable)	
\$	0.00	Animal Deposit (Refundable)	
\$	100.00	Administrative/Processing Fee (Non-Refundable)	
\$	2.20	Sales Tax on Administrative Fee (Non-Refundable)	
\$	9.50	First month Tenant Liability Insurance premium (Non-Refundable)	
\$	3.00	First month Tenant Liability Insurance Admin Fee (Non-Refundable)	
\$	0.28	Sales Tax on Tenant Liability Insurance & Admin Fee (Non-Refundable)	
<b>Total</b>	<b>\$ 2766.03</b>		
<b>Minus</b>	<b>\$ 1825.00</b>	<b>Previously Paid</b>	
<b>Balance</b>	<b>\$ 941.03</b>	<b>Due on/before move-in (unless prior arrangements have been made)</b>	

**2. Duration of Lease (Term):** This lease shall commence on or after 8:00AM on **FEBRUARY 15, 2022** and continue until no later than 5:00PM on **JANUARY 31, 2023** Mountain Standard Time, and thereafter on a month-to-month basis until either party terminates the lease by giving 30 days written notice. See additional provisions below.

**3. Rent:** Rent shall be **\$ 1834.49** per month including applicable sales tax. Tenant understands that sales tax is due on all charges incurred by Tenant. Rent shall be increased or decreased by Agent based on future changes in sales tax rates. **RENT SHALL ONLY BE PAID VIA AGENT'S WEBSITE AND IS PAYABLE IN ADVANCE UPON THE FIRST OF EACH MONTH. NO CASH WILL BE ACCEPTED AT ANY TIME.** If Tenant chooses to pay rent via paper check, tenant understands that they will be charged \$5.00 per check and must include said charge in each payment or the payment may not be accepted by the Agent. Funds shall be made payable to United Metro Property Management (Agent). **Rents received after the second day of the month are subject to a late charge of \$25.00, plus an additional late charge of \$10.00 per day thereafter.** Checks returned by the bank are subject to an additional \$75.00 charge plus applicable late fees. At





agent's option, tenant may be required to submit all payments on line or in the form of cashier's checks or money orders after one occurrence of a returned check from a financial institution. Tenant will be charged a fee for the service of all legal notices pertaining to this lease as incurred by Agent. Agent retains the right to deduct outstanding charges first from funds received with the remainder applied to rent. Tenant agrees to reimburse Agent immediately for the rent that was tendered. Tenant acknowledges that if they voluntarily prepaid rent that they are not entitled to any refund of those sums until and unless the entire lease and all of the terms have been fully complied with. If tenant terminates the lease prior to the expiration date, any prepaid rent will be accounted for pursuant to AZ law. Tenant further understands that all fees as outlined in this lease are deemed as additional rent and will be collected as such.

**4. Deposits:** If Tenant is charged a cleaning fee, and the final cleaning costs exceed the total fee collected, Agent shall charge and collect the remaining balance from the refundable security deposit. During the term of the lease or any renewal thereof, Agent retains the right to deplete the security deposit due to allowable tenant charges, (examples: late charges, returned check charges, legal fees, landscaping maintenance). In this event the Tenant agrees to immediately restore the security deposit to the original amount paid within five days of receipt of written notice from Agent. Agent may, at Agent's option, terminate this Agreement upon Tenant's failure to comply with a written security deposit account deficiency notice. Tenant further understands that this deposit may not be used by the Tenant as a credit for rent owed including, but not limited to, Tenant's last month rent. The deposit will be returned to the Tenant in accordance with A.R.S. Section 33-1321 within the Arizona Landlord/Tenant Act. Tenant shall surrender the premises, and all keys, garage door opener remotes and personal property therein in a damage free and clean condition, except normal wear and tear. Tenant acknowledges that Agent will maintain a trust account for rents or security/cleaning deposits and Agent may place these deposits in interest bearing accounts. Any interest earned shall belong to Agent. At Agent's option at any renewal of this lease where the rent is increased, Agent may require that the tenant increase their refundable security Deposit to equal the amount of the increased rent.

**5. Initial Possession Date:** Tenant agrees and understands that they will not have possession, and will not enter the property, until they are given the keys, remotes, etc. and sign the move in inspection report. Tenant further agrees that if they do enter the property before that date, (1) at Agent's option Agent shall have the right to terminate the lease and/or charge a \$250.00 premature access fee which would be due and payable on the move in date and, (2) Tenant will be held fully responsible for any and all damages discovered at the move in inspection.

**6. Animals:** No animals, including visiting animals, shall be maintained on these premises except by prior written consent of Agent. If prior written consent is given by Agent, an Animal Agreement Addendum shall be signed by Tenant and an Animal Deposit shall be pre-paid to Agent. **IF ANY ANIMAL IS OBTAINED BY THE TENANT WITHOUT PRIOR APPROVAL FROM AGENT A \$250.00 BREACH FEE WILL BE CHARGED AT EACH OCCURANCE. IN ADDITION, AT AGENT'S OPTION THE LEASE MAY BE TERMINATED.**

**7. Utilities:** Tenant shall furnish ALL utilities/services.

**8. Subletting of Property:** The Tenant shall not assign or sublet the premises or any part thereof without the written consent of the Agent. The Tenant agrees to use the premises solely as a personal residence.

**9. Occupancy:** The number of occupants shall not exceed **1 ADULT AND NO MINOR OCCUPANTS.** Tenant shall not allow more than two guests for a maximum of seven (7) consecutive days to reside in the property. Guests remaining more than seven (7) days shall be considered additional occupants unless prior written consent is given by Agent. However, the total days for all guests residing in the property shall not





exceed thirty days in any twelve (12) month period. Agent may, but is not obligated to, remove any unauthorized occupant as a trespasser; or, at Agent's election, Agent may require said unauthorized occupant to apply as a tenant and if approved by Agent, sign this lease. **Should unauthorized occupant refuse to be bound by this lease, and/or refuse to leave on Agent's demand, Agent shall charge and Tenant agrees to pay a \$500.00 breach fee in addition to all costs incurred by Agent to remove said occupant(s).**

**10. Tenant's Inspection of Property:** Tenants have inspected the premises and find the premises in good condition with no apparent defects, excluding any deficiencies noted in the move in inspection report and hereby agree to accept the premises in an "as is" condition. Agent hereby advises the Tenant that the move out inspection will be a very thorough and detailed inspection. Therefore, the tenant is solely responsible for noting any and all defects, damages or cleanliness issues in writing on the attached move-in inspection which must be delivered to the Agent no later than 7 days after the lease commencement date. Tenant shall either email it to inspection@unitedmetro.com and request a confirmation reply by email, or hand deliver the move-in inspection report to a staff member at Agent's office. Either way, Tenant shall have been deemed to accept the premises as noted on the move-in inspection, subject to any written objection by Agent.

Tenant's Initials: AS

**11. Agent's Inspection:** Except in the case of an emergency, or where notice shall be impracticable, or where the tenant has abandoned the premises, or where the tenant has submitted a written repair request, all as provided by law, the Agent shall have the right of reasonable access to the premises at all times for the purpose of inspection and showing the premises, upon giving to the Tenant two (2) days written notice of Agent's intent to so inspect.

**12. Soldiers and Sailors Civil Relief Act:** In the event the Tenant is a member of the United States Armed Forces on extended active duty as of the commencement date of this lease and receives either a permanent change of station (departing Maricopa County), is involuntarily relieved from active duty, retirement or separation, or receives a letter from the proper base authority directing tenant to live on base (this does not cover voluntarily moving into military family housing), then the Tenant may terminate this lease by giving at least 30 days written notice to Agent. There shall be attached to such notice a copy of official orders or a letter signed by the Tenant's Commanding Officer reflecting the change which warrants termination under this clause: NOTE: This paragraph applies to uniformed members of the Armed Forces only. If the unit is shared with non-military tenants, that are not military dependents of the military member, this lease will remain valid for said non-military tenants.

**13. Vacate Notice:** Tenant shall give Agent written notice of Tenant's intention to vacate the premises on or prior to the last rental due date of the original lease term via Agent's website or via email. This 30-day notice must be for one (1) full rental period, i.e., rent is due on the first of the month, so notice must be received prior to the 1st of the preceding month. Leaving keys in or on the Premises without prior agreement with Agent will not be considered returning possession to the Agent. In the event Tenant gives notice of their intent to vacate the premises, Tenant agrees to allow Agent to immediately install a For Lease or For Sale sign and show said residence to prospective tenants or purchasers with 48 hours prior notice. **If Agent does not receive a notice to vacate from the Tenant, or if the Tenant does not sign a lease renewal agreement before the end of this lease (or any subsequent lease renewal), Tenant understands and agrees that this Agreement will automatically continue on a month-to-month basis under the same terms and conditions with a minimum rent increase of \$100.00 per month and a one-time non-refundable fee of \$150.00.**





**14. Repair and Maintenance:** Tenant shall maintain the premises in a clean, neat and undamaged condition and in particular, shall comply with all obligations of local building codes, maintain the premises which he occupies in a clean and safe condition, dispose of all ashes, rubbish, garbage and all other wastes in a clean and safe manner, keep and use all plumbing, electrical, sanitary, heating, ventilating, air conditioning and other facilities and appliances in a clean and reasonable manner so as not to disturb his neighbors nor to in anyway deface, damage or otherwise destroy any part of such premises. This includes monthly replacement of air conditioning filters. On a detached single-family residence, Tenant agrees that at Tenant's own expense, to keep the premises including, but not limited to the yard, shrubbery and swimming pool (if any) in the same condition and repair as at the beginning of the lease and to pay for any damages thereto, reasonable wear and tear excepted. Tenant is responsible for snow removal (where applicable) and insect control. Lawns shall be watered adequately and shall be mowed weekly. Tenant to provide hoses, sprinklers and any equipment necessary to maintain lawn and grounds. All batteries and lightbulbs are the responsibility of the Tenant.

Tenant shall at all times comply with the requirements of applicable building codes, make all repairs necessary to keep the premises in a fit and habitable condition, subject to the ARLTA. Tenant shall make no alterations, additions or improvement to the property, either within or without, without Agent's prior written consent. No repairs are to be ordered with outside vendors by the Tenant without specific authorization of the Agent unless Tenant is personally prepared to pay for any and all such repairs and costs and subject to the ARLTA.

If in the opinion of Agent any maintenance/repair is not properly being maintained by Tenant, Agent may give fourteen days (or a shorter notice for any health or safety issues) notice to correct said condition. If after this time frame the condition is not remedied, Agent may hire a professional service to accomplish the same. Tenant agrees to pay the cost incurred by the Agent each and every time per the terms contained in paragraph four (4) above. These amounts will be deemed as additional rent. Tenant further agrees that the notification to Agent for service of maintenance requests grants Agent authority to enter the unit during normal business hours for the purpose of that request. Tenant acknowledges that no portion of the leased property shall be used for storing inoperable or unlicensed vehicles, trailers or recreational vehicles.

TENANT SHALL BE RESPONSIBLE FOR FORTY (\$40.00) OF EACH AND EVERY REPAIR ITEM TO SAID PROPERTY REGARDLESS OF WHETHER THE REPAIR/REPLACEMENT WAS NORMAL WEAR AND TEAR. EXCEPTIONS ARE ROOF REPAIRS, REPAIRS NOTED ON THE MOVE-IN INSPECTION OR ITEMS SUBMITTED BY THE TENANT PER PARAGRAPH 10. HOWEVER, TENANT SHALL BE RESPONSIBLE FOR FULL COSTS FOR REPAIR AND/OR REPLACEMENT OF BROKEN GLASS, DRAIN BLOCKAGE (NOT CAUSED BY DEFECTIVE PLUMBING), AND ANY REPAIR/REPLACEMENT CAUSED BY THE TENANT'S NEGLIGENCE ON MAINTAINING THE PROPERTY PER PARAGRAPH 14. THIS SHALL INCLUDE ANY DAMAGE OR EXCESSIVE REPAIR COSTS DUE TO TENANT NOT REPLACING THE AIR CONDITIONING FILTER ON A MONTHLY BASIS. TENANT FURTHER AGREES THAT IF TENANT REFUSES TO ALLOW AN EMPLOYEE OR VENDOR OF THE AGENT TO ACCESS THE RESIDENCE WITH AGENT'S KEY, OR, IF TENANT SETS AN APPOINTMENT WITH SUCH EMPLOYEE OR A MAINTENANCE VENDOR AND DOES NOT SHOW, TENANT WILL BE CHARGED FOR EACH OCCURRENCE BASED ON THE AMOUNT CHARGED BY AGENT OR THE VENDOR.

**15. Indemnify:** Tenant shall indemnify and hold harmless Agent and/or Owner from and against any and all claims, liability, penalties, damages, expense and judgments for injuries or accidents to persons or property of any nature and howsoever caused occurring on or about the leased premises during the lease term and any other period of occupancy, including all costs, expenses and attorney fees incurred by Agent in defense of any such claims, whether or not such claims are covered adequately by insurance, subject to AZ law.





# UNITED METRO

## PROPERTY MANAGEMENT

**16. Renter's/Tenant Liability Insurance:** All tenants must provide proof they have a Renter's Insurance Policy. As a minimum coverage, all Tenants are automatically enrolled in the United Metro Property Management Tenant Liability Insurance Program at a cost of \$9.50 plus \$3.00 administrative fee per month, plus tax effective the commencement date for a minimum of one month. Tenants may opt out of the United Metro Property Management Tenant/Renter's Liability Insurance Program by providing Agent proof they have secured a Renter's Insurance Policy with Agent added as an additional interest. See Insurance Addendum for details.

**17. Waiver:** Failure of Agent to insist upon strict compliance with the terms of this agreement shall not constitute a waiver of Agent's rights to act on any violation or to insist on compliance with the terms of this agreement.

**18. Joint Obligation:** Where this agreement is signed by more than one person as tenants, all such persons shall be jointly and severally liable for the payment at the agreed rental rate and for the performance of all covenants to be kept by Tenant hereunder. Without limiting the obligations imposed by the foregoing, where more than one person is Tenant, rent and other charges shall be paid by a single instrument.

**19. Default:** The failure by either Tenant or Agent to fully perform under this agreement in any manner shall entitle either party to take all such actions against the defaulting party as shall be provided by law and except as may be provided by law, neither party shall be deemed to have waived any existing or future right to remedy by taking any such action. All costs, attorneys' fees, and other expenses of enforcing this agreement shall be paid to the prevailing party by the losing party. Further, if tenant defaults under the terms of this agreement, tenant shall be liable for all costs incurred by agent in re-leasing said property. Said costs shall include, but not be limited to, marketing and leasing fees, locksmith, utilities, cleaning, carpet cleaning, and landscape charges. **Agent shall charge and Tenant shall pay a \$250.00 breach fee to process any forcible detainer action caused by the tenant's noncompliance of lease agreement. If said forcible detainer action results in a judgment against the tenant, and the Agent agrees to reinstate this lease, a \$100.00 lease reinstatement fee shall be charged to the tenant in addition to the breach fee above, and must be paid as a condition to reinstate this lease.** Tenant agrees that in the event they default in this lease agreement and their account is turned over to a collection agency, they shall pay the 50% fee charged by the collection agency in addition to the full amount due the Agent for breach of the lease agreement.

**20. Early Termination: Tenant understands and agrees that if Tenant terminates this lease prior to the expiration date, Agent will charge the tenant a \$250.00 breach fee upon receipt of Tenant's written notice to terminate.** In addition, Tenant will be responsible for all costs associated with holding the property until the date the property has been re-leased. In addition to monthly rental payments, the following costs may be applicable: utilities, pool maintenance, lock re-keying, professional cleaning, carpet cleaning, landscaping, painting as needed, maintenance requests as needed and marketing and leasing fees charged by Agent. The intent of this provision is to relieve the property owner of all costs associated with the tenant's early lease termination. Tenant understands that United Metro Property Management. has a specific agreement with respect to early lease terminations, which must be signed and fees paid as an accommodation to the tenant.

**21. Expiration/Notices:** Tenant agrees that when the Lease expires, or when notice has been received by Agent of Tenant's intent to vacate on a given date, that Agent will rely on such notice and re-rent said premises. Tenant agrees to allow the property to be shown during the last 30 days of occupancy to prospective tenants, buyers or others with 48-hour notice by text, telephone (verified by a text) and/or email acknowledgement.







**TENANT'S FAILURE TO VACATE PREMISES ON THE DATE GIVEN OR REQUIRED MAY CAUSE PROPERTY OWNER AND AGENT SIGNIFICANT LEGAL AND ECONOMIC PROBLEMS. TENANT AGREES TO OBTAIN PRE-APPROVAL IN WRITING TO HOLD OVER PAST THE AGREED DATE AND, IF APPROVED BY AGENT, PRE-PAY AGENT PRORATED RENT. IF HOLD OVER IS NOT APPROVED, AGENT COULD BE ENTITLED TO TWO MONTHS OF RENT AS A PENALTY FEE OR TO THE ACTUAL DAMAGES, WHICHEVER IS GREATER. IN THE EVENT OF ABANDONMENT, AGENT, WITHOUT ACCOUNTABILITY TO THE TENANT, IN THE EVENT TENANT ABANDONS ANY PERSONAL PROPERTY IN OR ON THE PREMISES, MAY DESTROY OR OTHERWISE DISPOSE OF SOME OR ALL OF THE PERSONAL PROPERTY IF THE AGENT REASONABLY DETERMINES THAT THE VALUE OF THE PROPERTY IS SO LOW THAT THE COST OF MOVING, STORAGE AND CONDUCTING A PUBLIC SALE EXCEEDS THE AMOUNT THAT WOULD BE REALIZED FROM A SALE.**

**22. Verbal Agreements:** It is understood between Tenant and Agent that this written Agreement constitutes the full understanding of the parties thereto and that there have been no verbal promises made outside this Agreement. Should any provisions of this lease Agreement be determined unenforceable or illegal, the remaining terms shall remain in full force and effect.

**23. Court Proceedings:** Should a legal dispute arise during this lease term the parties agree to a trial by judge, not a jury. Both parties voluntarily and knowingly waive their rights to trial by jury for any lawsuit brought arising out of the parties' rental agreement and occupancy of the leased premises. The prevailing party shall be entitled to all costs and fees incurred in the collection of any debt.

**24. Notices:** All notices communications and demands of any kind, which either party may be required, or desire to give or to serve upon the other party shall be made via using Agent's website, via email (if receipt is verified by the sending party) or if in writing sent by mail or delivered in person. Service of process and receiving of notices and demands are to be delivered to the Agent, or tenant at the address(es) shown on the front of this lease.

**25. Occupancy Contingency:** This Agreement is subject to the vacating of the premises by the present tenants, if any, before the date of occupancy under provided for in this agreement. Agent shall not be responsible to tenant if present tenant does not vacate as planned.

**26. Parking:** Vehicles shall be parked only on paved driveways, or within garages or carports. Any vehicle parked on unpaved portions of the property will be towed at Tenant's expense. Tenant is responsible for any damages caused by vehicles parked on other than paved surfaces. Any vehicle licensed to operate in AZ roads, or used for off road or racing use shall be removed from the property within three days of any disablement or total loss. **FOR SINGLE FAMILY HOMES ONLY: NO VEHICLE MAINTENANCE IN EXCESS OF FIVE (5) DAYS SHALL BE PERFORMED ON THE PROPERTY UNLESS VEHICLE IS MAINTAINED WITHIN AN ENCLOSED GARAGE. HOMEOWNERS ASSOCIATION RULES SHALL GOVERN AUTO MAINTENANCE.**

**27. Smoking:** This property **IS A NON-SMOKING PROPERTY**. Tenant agrees there shall be no smoking of any cigarette, cigar, Marijuana, incense, or vaping of any kind, etc. inside the residence. If evidence of smoke damage and/or smell is detected or discovered during the tenant's occupancy or at the move out inspection, **Tenant shall be liable for a fine of \$500.00 in addition to all costs of removing said damages.**

**28. Bankruptcy:** In the event the tenant declares bankruptcy, the tenant covenants and agrees he/she will not claim the lease as an asset of the bankruptcy, and that the filing of the bankruptcy will constitute a default and so act to terminate this lease.





**29. Re-keying:** Tenant shall not re-key any lock without prior written approval of Agent. **If done without Agent's approval, tenant will be charged and agrees to pay a \$100.00 breach fee in addition to the cost of a locksmith to re-key home for the Agent's benefit.**

**30. Firearm Restrictions:** Tenant agrees that if they own a firearm, it will not be loaded at any time while on the premises. Furthermore, the firearm must be stored in a locked safe and/or have a trigger lock in place.

**31. Satellite Dishes:** Tenant agrees that if Tenant elects to install a satellite dish, Tenant shall comply with all FCC regulations and any other restrictions that Agent may have regarding the placement of said dish, which will not be unreasonable withheld. Tenant further agrees not to drill any holes into any wall, roof, or balcony railing.

**32. Cosigners:** Cosigners will be held liable for rent, monies owed and damages to the leased premises through the lease period and any renewals/extensions.

**33. Homeowner Associations:** Tenant acknowledges that they have examined and accept all HOA documents (CC&Rs, Rules/Regulations, Architectural Rules, etc.) with regard to restrictions such as vehicles, exterior storage, etc.

**34. Fees charged by Agent:** At any time during the duration of this lease or any renewal thereof, the Agent shall charge the following fees: \$200.00 if Tenant requests Agent amend the lease for any reason. If said request is to add someone to the lease, standard application fees shall also apply. Tenant shall be charged \$75.00 if they do not return/electronically sign a lease renewal document within 5 days of date Agent sends/emails it to the tenant.

**35. Appliances:** If Agent supplies freestanding appliances to Tenant with the premises, Agent shall not be responsible for loss or damage caused by failure of that appliance to operate properly; specifically, Agent shall not be responsible for food or other perishables should a refrigerator not operate properly or cease to operate properly from any cause subject to AZ law. Repairs and/or replacements of appliances shall be the responsibility of the AGENT, except where noted "AS IS" in paragraph 36. Tenant to advise Agent in the event any appliance ceases to operate, or not operate properly.

**36. Appliances:** If any appliance is noted "AS IS" below, they are provided to the Tenant by the Agent without any warranty as to condition or guarantee as to how long they will work. Further, if any such appliance cease to work during the lease, or any subsequent lease renewal, it is the Tenant's sole responsibility and cost to have said appliance repaired or advise the Agent that the Tenant no longer intends on using it. Agent will then arrange to have said appliance removed. If the Tenant replaces any such appliance, said appliance shall then belong to the Tenant providing the Tenant notifies the Agent in writing within ten (10) days of the occurrence that an appliance was replaced.





# UNITED METRO

PROPERTY MANAGEMENT

Type	Brand	Serial #	Model #
Dishwasher	WHIRLPOOL / BLACK	FS3997620	DU810SWPU0
Stove	WHIRLPOOL / BLACK	RY3346136	RF263LXTB3
Microwave	WHIRLPOOL / BLACK	TR124293564	WMH1163XVB-2
Water Heater	BRADFORD WHITE	AC4437356	M250S6SS2

	<u>AS IS</u>
Washer	N/A
Dryer	N/A
Refrigerator	N/A

**37. Keys/Remotes: Tenant hereby acknowledges receipt of:**

2 House Keys                                  5 Ceiling Fans                                  \_\_\_\_\_ Parking Space #  
 \_\_\_\_\_ Pool/Lake Key                                  \_\_\_\_\_ Gate Code                                  \_\_\_\_\_ Miscellaneous Keys  
2 Garage Door Remote(s)                                  \_\_\_\_\_ A/C Cage Key  
1 Mailbox Key - **CLUSTER BOX # A-9 ON 114TH** (If a mailbox key is supplied; Agent does not guarantee it works nor does Agent guarantee the safety of use of the key and mailbox and recommend that the Tenant have the mailbox re-keyed. If key is inoperable, or if no key is provided, Tenant shall contact the Post Office. Any cost incurred for re-keying is the responsibility of the tenant.

TENANT UNDERSTANDS THAT THE FOLLOWING ITEMS, IF PRESENT, ARE NOT WARRANTED BY THE AGENT: MALIBU LIGHTS, LOAD CONTROLLERS, WATER SOFTENER AND/OR PURIFICATION SYSTEM. IN THE EVENT THERE IS A SOLAR HOT WATER AND IT FAILS, AGENT RESERVES THE RIGHT TO REPLACE THE SOLAR WATER HEATER WITH A CONVENTIONAL HEATER.

TENANT FURTHER ACKNOWLEDGES THAT:

1. TENANT HAS A RIGHT TO BE PRESENT DURING THE MOVE-OUT INSPECTION.
2. THE OWNER OF THIS PROPERTY HAS PREVIOUSLY REGISTERED THE PROPERTY WITH THE COUNTY ASSESSOR'S OFFICE.
3. THEY HAVE BEEN ADVISED THAT THEY CAN OBTAIN A COPY OF THE ARIZONA LANDLORD/TENANT ACT FROM THE OFFICE OF THE ARIZONA DEPARTMENT OF HOUSING (WWW.AZHOUSING.GOV).
4. UTILITY COMPANIES REPORT ALL DELINQUENT AND DIS-CONNECT NOTICES TO THE AGENT.
5. TENANT SHALL PAY A \$25.00 PROCESSING FEE IN ADDITION TO THE COST FOR SERVICE OF NOTICES TO AGENT FOR EACH VIOLATION RECEIVED FROM A MUNICIPALITY OR HOMEOWNERS ASSOCIATION.
6. NO MEDICAL MARIJUANA WILL BE KEPT, USED OR GROWN ON THE PREMISES.
7. TENANT SHALL FORWARD TO THE AGENT ANY NOTICE RECEIVED FROM ANY MUNICIPALITY (CITY, COUNTY, STATE, ETC).





# UNITED METRO

PROPERTY MANAGEMENT

- 8. TENANT SHALL REIMBURSE HOMEOWNER FOR ALL CHARGES RELATED TO A SECURITY
- 9. SYSTEM FALSE ALARM THAT CAUSES THE POLICE TO SHOW UP AT THE HOME.
- 10. DURING THE LEASE TERM, IF THE PROPERTY OWNER'S INSURANCE COMPANY REQUIRES THAT ANY TENANT'S POSSESSION (I.E. TRAMPOLINE, WATERBED, ABOVE GROUND POOL, ETC.) WILL CAUSE THE OWNER'S INSURANCE POLICY TO BECOME INVALID, TENANT AGREES TO REMOVE SAID ITEM FROM THE PREMISES WITHIN TEN (10) DAYS (FIVE DAYS IF IT INVOLVES A HEALTH OR SAFETY ISSUE) AFTER RECEIVING WRITTEN NOTICE FROM THE AGENT AND PROVIDE PROOF OF SUCH REMOVAL.
- 11. ALL PARTIES ARE COMMITTED TO COMPLYING WITH ALL FAIR HOUSING LAWS AND THAT THE
- 12. TENANT MAY NOTIFY THE BROKER IF THEY BELIEVE THAT A FAIR HOUSING VIOLATION HAS OCCURRED SO THAT THE BROKER CAN FULLY INVESTIGATE AND RECTIFY IT.
- 13. TENANT ACKNOWLEDGES AND UNDERSTANDS THAT IF THEY DO NOT FULLY COOPERATE WITH ANY TENANT RESPONSIBILITY CONTAINED HEREIN AND FORCES THE AGENT TO ISSUE AN ACCESS NOTICE AND ACCOMPANY THE VENDOR TO THE PROPERTY, AGENT WILL CHARGE THE TENANT THE COST OF ISSUING THE ACCESS NOTICE AND A FEE OF \$100.00 FOR ACCOMPANYING THE VENDOR TO THE PROPERTY.
- 14. TENANT UNDERSTANDS THAT THE FOLLOWING ITEMS, IF PRESENT, ARE NOT WARRANTED BY THE AGENT: MALIBU LIGHTS, BAR-B-QUE, LOAD CONTROLLERS, WATER SOFTENER AND/OR PURIFICATION SYSTEM. IN THE EVENT THERE IS A SOLAR HEAT OR HOT WATER AND IT FAILS, AGENT RESERVES THE RIGHT TO REPLACE WITH A CONVENTIONAL HEATER.

Tenant represents to the Agent that the total number of vehicles (including any company cars) is \_\_\_\_\_<sup>1</sup> including a full description of the following vehicles that will be kept on the property:

**(Year /Model/ Type/ Color/ License Plate Number and State, of car, boat, trailer, truck, RV, etc):**

\_\_\_\_\_

Year	Model	Type	Color	State/License Plate #
------	-------	------	-------	-----------------------

Year	Model	Type	Color	State/License Plate #
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Year	Model	Type	Color	State/License Plate #
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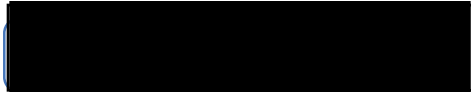


# UNITED METRO

PROPERTY MANAGEMENT

Tenant has read and received a copy of this agreement, and associated addendums, if applicable, all of which are hereby incorporated into this agreement.

**Accepted:**



Tenant \_\_\_\_\_ (Date)

Tenant \_\_\_\_\_ (Date)



02/12/22

United Metro Property Management \_\_\_\_\_ (Date)  
Agent

Tenant \_\_\_\_\_ (Date)

LEASE REVISED 07-27-2021



# UNITED METRO

## PROPERTY MANAGEMENT

### SECURITY DEPOSIT REFUND POLICY

**TENANT IS AWARE THAT THE MOVE OUT INSPECTION WILL BE A VERY THOROUGH AND DETAILED INSPECTION. THEREFORE, THE TENANT IS SOLELY RESPONSIBLE FOR NOTING ANY AND ALL DEFECTS, DAMAGES OR CLEANLINESS ISSUES IN WRITING ON THE MOVE IN INSPECTION. TENANT IS ALLOWED TO SUBMIT ADDITIONAL DEFECTS OR DAMAGES FOUND NO LATER THAN 7 DAYS AFTER THE LEASE COMMENCEMENT DATE. TENANT IS RESPONSIBLE FOR CONFIRMING AGENT'S RECEIPT OF ANY SUPPLEMENTAL MOVE IN INSPECTION DEFECTS/DAMAGES IN WRITING.**

The reason for a Security Deposit is to assure that a tenant takes reasonable care in his/her use of a rental property. Reasonable care means that the property should be returned to the owner/agent in the same condition as it was when originally rented less normal wear and tear. You will need to spend some time and effort in cleaning and repairing the property upon vacating so that the owner/agent can inspect said property and re-rent it with a minimum amount of work. Please understand that we much prefer returning your Security Deposit in return for a clean, rentable property rather than using some portion of the deposit to have required work completed.

Please use the following as a checklist as these items must be completed to the full satisfaction of United Metro Properties, Inc. for a full refund of your Security Deposit. The move out inspection will be final - you will not have the right to re-enter the premises to re-clean, etc.

#### **GENERAL ITEMS:**

1.  All utility services must be on at the time of inspection to verify all appliances are in working order.
2.  All personal items must be removed from the interior and exterior of the property.
3.  **WALLS:** Dirty or marked walls must be cleaned. All holes shall be properly patched, textures to match existing wall texture, and painted. CALL UNITED METRO PROPERTIES FOR CORRECT PAINT TYPE AND COLOR.
4.  **WOODWORK:** Woodwork, such as doors and frames, must be washed clean of fingerprints and smudges.
5.  **FLOORS:** All floors must be swept, mopped clean and waxed, if applicable, after the house is empty.
6.  **CARPETS:** All carpets must be vacuumed thoroughly and cleaned by a licensed Bonded Professional Carpet Cleaning Company after all furniture and all personal belongings are removed from the house. Use of rented equipment is not acceptable (ie. Rug Doctor, etc.). Spots and soiled areas must be properly treated. If animals resided in said property, animal treatment is required in addition to carpet cleaning. Tenant must present a receipt for carpet cleaning and animal treatment (if applicable) at the move-out inspection. Tenant understands that the Agent has the right to accept or reject the carpet condition and hire a vendor of their choice and charge the Tenant for the full cost.
7.  **CEILING FANS:** All ceiling fans must be cleaned and in good working order.

#### **KITCHEN:**

- Sink and faucets must be scoured clean and free of calcium deposits.
- Stove top units must be washed and free of grease, including the area under the burners, sides and behind the unit.
- Oven must be clean and free of grease and splatters and oven cleaner.
- Counter tops and cabinets, shelves and drawers, must be empty and wiped clean, inside and out. Any liners must be removed prior to cleaning.
- Refrigerator, if any, must be washed clean, inside and out and defrosted, if necessary.
- Dishwasher, if any, must be clean, inside and out.
- Stove hood and filter must be cleaned and free of any grease.

#### **BATHROOMS:**

- Sink, faucets, and counter tops must be scoured clean and free of any calcium deposits.
- Medicine cabinet, shelves and drawers must be wiped clean.
- Shower and tub must be scoured clean of dirt, black mildew and soap residue, including soap tray and window sill, if any. All stickers must be removed completely.
- Toilet must be scoured clean of any calcium deposit or stains, including the base, bowl and seat areas.
- All faucets and toilets must be free of leaks and drips and properly working.
- Exhaust fan(s) must be cleaned and in good working order.





# UNITED METRO

## PROPERTY MANAGEMENT

All hand-held shower heads must be removed and replaced with standard shower heads

### **STORAGE AREAS:**

- All storage areas must be swept/hosed clean.
- Storage shed, if any, shall be empty and in good repair.

### **LAUNDRY ROOM:**

- Washer and Dryer (if applicable) must be cleaned and in good working order
- Exhaust Fan must be cleaned and in good working order

### **CARPORT/GARAGE AND DRIVEWAY:**

- Must be swept or hosed clean.
- Any grease or oil stains shall be thoroughly cleaned.

### **WINDOWS AND SLIDING GLASS DOORS:**

- All windows and sliding glass doors must be cleaned, inside and out.
- Windows and door tracks must be vacuumed and washed clean of dirt, insects, etc.
- Any damaged windows or screens must be replaced and/or re-screened.
- All mini blinds, verticals, and drapes must be properly cleaned of dirt and dust.

### **YARDS, FRONT AND BACK:**

- Yard must be clean of all paper, litter and trash and plant clippings/droppings.
- Gravel yards must be free of weeds.
- Lawn, if any, must be in reasonably healthy condition, be mowed and trimmed and free of weeds.
- Shrubs and trees must be in reasonably healthy condition and neatly trimmed.
- Flower beds, if any, must be free of weeds.
- Weeds and grass in dirt areas in back and side yards must be mowed close to the ground or scraped clean.
- Tumbleweeds and other large weeds must be removed.
- Animal droppings, cigarette butts, and hair must be removed.
- All trash must be removed from property (not left in garbage bins or in front of house for bulk trash pick up).
- Sprinkler systems and timers must be working properly.

### **SWIMMING POOL, SPA:**

- Pool/Spa to be clean, free of dirt and leaves.
- Filter pump operating and in good repair.
- All cleaning equipment present and in good condition.

### **MISC. ITEMS:**

- All shelf paper (ie. contact paper, etc.) to be removed from cabinets and drawers.
- All door stops free of damage.
- All lights, light switches and sockets and covers clean and in good condition.
- All light bulbs must be working
- Air filters must be new and grate must be cleaned.
- Fireplace cleaned out.
- Water softener, if any, operating and filled with salt.
- Blinds and drapes clean and in good condition.
- All trash and refuse containers are empty and no bulk items of any kind left out for pick up at a later date.

### **MISC. CHARGES:**

- \$ 10.00 for each house or mail key not returned, or the actual cost of reproduction, whichever is greater.
- \$ 50.00 (or actual charge by HOA) for each pool key or access card not returned or returned damaged.
- \$ 80.00 for each garage door opener returned damaged, inoperable or not returned.





# UNITED METRO

PROPERTY MANAGEMENT

\$ 50.00 Re-inspection fee for utilities not on the move-out inspection or for incomplete work. Tenant understands that if any of the utilities are not active the day of the move out inspection, Agent reserves the right to cancel the inspection until such time that all of the utilities have been turned on by Agent. Should this occur, Tenant understands that they will be charged a re-inspection fee, pro-rated rent, and pro-rated utility expenses through the revised move out inspection date.

Some normal wear from living in a house is expected. The list of items above was used by United Metro Properties to clean and prepare the house prior to your occupancy. The house was clean at that time.

A professional service will be used in the event any of the above areas are left uncompleted. Charges for this service, as well as any charges for damage, will be deducted from your Security Deposit and the balance, if any, refunded to you.

By signing below, you acknowledge that you received a blank move in inspection form as part of your lease. The move in inspection form **MUST** be completed by the tenant(s), and then emailed to [inspection@unitedmetro.com](mailto:inspection@unitedmetro.com) within 7 days of the lease commencement date. Upon receipt Agent will review and sign the move in inspection form and will email it to the Tenant. **Tenant is responsible for confirming that they receive their move in inspection form back and signed by Agent.** Any move in inspection form that does not have the Agent's signature on it will not be valid and thus will not be used in determining what repairs tenant is/is not held responsible for upon Tenant's eventual vacating of said home.

Tenant understands that the move in inspection form is ONLY for the disclosure of any pre-existing damage found in the house at the time of the Tenant's lease commencement date. Any issues noted on the move in inspection form will not be acted upon by Agent. If Tenant wants to request any specific repairs based on their move in inspection findings, Tenant **MUST** submit a list of requested repair(s) via their tenant portal, or by sending an email to [Jeremy@unitedmetro.com](mailto:Jeremy@unitedmetro.com). All requested repairs will be presented to the homeowner for their consideration. Please be sure to always include your address in the subject line when sending any email to Agent.

[Redacted Signature]

Tenant \_\_\_\_\_ (Date)

Tenant \_\_\_\_\_ (Date)

Tenant \_\_\_\_\_ (Date)

Tenant \_\_\_\_\_ (Date)

Co-Signer \_\_\_\_\_ (Date)

Co-Signer \_\_\_\_\_ (Date)

Co-Signer \_\_\_\_\_ (Date)

Co-Signer \_\_\_\_\_ (Date)

 \_\_\_\_\_ 02/12/22

United Metro Property Management \_\_\_\_\_ (Date)

Agent

REVISED 07-27-2021





## CRIME FREE LEASE ADDENDUM

In consideration of the execution or renewal of a lease at [REDACTED] Arizona, Agent and Resident agree as follows:

1. Resident, any members of the resident's household or a guest or other person under the resident's control shall not engage in criminal activity, including drug-related criminal activity, on or near the said premises. "Drug-related criminal activity" means the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute, or use of a controlled substance including the use of Marijuana (as defined in Section 102 or the Controlled Substance Act [21 U.S.C. 802]).
2. Resident, any member of the resident's household or a guest or other person under the resident's control shall not engage in any act intended to facilitate criminal activity, including drug-related criminal activity, on or near the said premises.
3. Resident or members of the household will not permit the dwelling unit to be used for or to facilitate criminal activity, including drug-related criminal activity, regardless or whether the individual engaging in such activity is a member of the household, or a guest.
4. Resident, any member of the resident's household or guest, or another person under the resident's control shall not engage in the unlawful manufacturing, selling, using, storing, keeping, or giving of a controlled substance as defined in A.R.S. 13-3451, at any locations, whether on or near the dwelling unit premises or otherwise.
5. Resident, any member of the resident's household, or a guest or other person under the resident's control shall not engage in any illegal activity, including prostitution as defined in A.R.S.13-3211, criminal street gang activity as defined in A.R.S.13-105 and 13-2308, threatening or intimidating as prohibited in A.R.S. 13-1203 including but not limited to the unlawful discharge of firearms, on or near the dwelling unit premises, or any breach of the lease agreement that otherwise jeopardizes the health, safety and welfare of the landlord, his agent, or other tenant or involving imminent or actual serious property damage, as defined in A.R.S. 33-1368.
6. **VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE AND GOOD CAUSE FOR IMMEDIATE TERMINATION OF TENANCY.** A single violation of any of the provisions of this added addendum shall be deemed a serious violation and a material and irreparable non-compliance. It is understood that a single violation shall be good cause for immediate termination of the lease under A.R.S. 33-1368. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be by a preponderance of the evidence. Both parties agree that any governmental report, including a police report, may come into evidence even if the government official is not present at court.
7. In case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of the addendum shall govern.
8. This LEASE ADDENDUM is incorporated into the lease executed or renewed this day between Agent and Resident.



# UNITED METRO

PROPERTY MANAGEMENT



Tenant (Date)

Tenant (Date)

Authentisign  
Tenant (Date)  
02/12/22

Co-Signer (Date)

United Metro Property Management (Date)  
Agent

Co-Signer (Date)

REVISED 07-27-2021



# UNITED METRO

## PROPERTY MANAGEMENT

### MOLD LEASE ADDENDUM

This shall serve as an addendum to the lease dated **FEBRUARY 07, 2022** on the property located at [REDACTED] in **SURPRISE, AZ** between United Metro Property Management as Agent, and [REDACTED] tenants upon the following terms and conditions:

Tenant is hereby notified that the premises are subject to the infestation of mold or mildew if not properly maintained. When moldy materials are damaged or disturbed, mold organisms and associated products are released into the air; and some molds produce toxic chemicals which may contaminate the premises' air space, and exposure to spores can occur through inhalation or direct contact. Resident acknowledges that routine visual inspections for mold growth or signs of water damage and wetness as well as location sources of mold odors by smell, is the most reliable method for identifying the presence of mold or mildew and should be addressed immediately.

Tenant agrees to maintain the premises in a manner that prevents the occurrence of an infestation of mold or mildew in the premises. Tenant agrees to uphold this responsibility in part by complying with the following list of responsibilities. Tenant shall:

1. Take all reasonable measures to control the moisture level of the interior of the premises by immediately reporting any water intrusion, such as plumbing leaks, drips or "sweating" pipes, overflowing plumbing fixtures.
2. Limit the sources of indoor humidity by increasing fresh air ventilation when outdoor air is not humid, and warming cold surfaces where condensation occurs.
3. Use bathroom fans and open interior bath windows while showering or bathing and immediately report to Agent any non-working fan or window.
4. Use all reasonable care to close all windows and other openings in the premises to prevent outdoor water from penetrating into the interior of the Premises.
5. Use exhaust fans whenever cooking, dishwashing or cleaning.
6. Clean and dry any damp or wet building materials and/or personal property within 24 to 48 hours.
7. Conduct a visual inspection of the premises for the presence of mold growth inside the premises at least once per month, including but not limited to window frames, carpets, ceilings, on any currently or formerly damp material made of cellulose (wallpaper, books, papers, etc.), indoor plants and personal property.
8. Immediately report to Agent if significant mold growth is noted on surfaces inside the premises. Most mold can be cleaned by using water and detergent or bleach, drying the surface completely afterwards.
9. Not bring any personal property into the premises that may contain mold, especially "soft possessions" such as sofas, mattresses and pillows.
10. Defend, indemnify and hold harmless Agent and Property Owner against and from any and all actions, causes of action, claims, demands, liabilities, losses, damages and expenses of whatsoever kind including, but not limited to attorney's fees at both the trial and appellate levels, that any or all of the Agent, Owner or affiliates may at any time sustain or incur by reason of any and all claims asserted against them to the extent that such claims arise out of or are based upon any potentially health affecting substances brought, or allow to be brought into the Premises, or caused to infest the Premises as a result of the negligence of Tenant, or any guest or other person living (i.e. occupying, using or residing) in the Premises subject to AZ law.
11. Be liable to Agent and/or Property Owner for any and all damages sustained to the Premises as a result of Tenant's failure to comply with the above terms and conditions.

Breach of any of the above constitutes a material breach of the Lease Agreement. In the event any of the provisions of this Addendum conflict with the Lease agreement, the provisions of this Addendum shall govern.

[REDACTED]

Tenant  (Date) 02/12/22

United Metro Property Management (Date)

\_\_\_\_\_  
 Tenant (Date)

\_\_\_\_\_  
 Tenant (Date)



# UNITED METRO

PROPERTY MANAGEMENT

## PERMISSION FOR ACCESS FOLLOWING DEATH INCAPACITATION OR INCARCERATION

In consideration of the execution or renewal of a lease at [REDACTED] Arizona, Agent and Resident agree as follows:

I, [REDACTED] (tenants) hereby authorize the following person(s) to access my property for the sole purpose of removing all of my possessions in the event that I pass away, become incapacitated, or incarcerated **(MUST BE SOMEONE OTHER THAN THE LEASEES):**

[REDACTED] (Name)  
[REDACTED] (Contact Phone Number)  
[REDACTED] (Contact address)

I understand that if the Agent is unable to contact the above named person at the address and phone number provided by me, or if the above named person fails to respond to the Agent's request to remove the items within ten (10) days, then the Agent may proceed with deeming these items abandoned under the Abandonment Statute, ARS 33-1370, and may dispose of all property remaining in the unit pursuant to Arizona law.

If the authorized person(s) come to retrieve the property, that person must present to the Agent a valid United States government issued identification confirming that person's identity before the property can be removed. If the authorized person contacts the Agent within 10 days of the Agent's initial attempt to contact them, then that person shall have twenty (20) days, or the last day for which rent is paid, whichever is longer, to remove the property and return the keys, during regular business hours. If the property is not completely removed, the Agent shall abide by ARS 33-1370. The Agent may destroy or otherwise dispose of some or all of the property if the value of the property is so low that the cost of moving, storage and conducting a public sale exceeds the amount that would be realized from the sale. Following the above, the Agent shall have no further liability to the Tenant, Tenant's Estate, and Tenant's Heirs for loss, damage or stolen property.

If the authorized person fails to voluntarily leave the premises after the agreed upon access period, the Agent shall have the right to immediately lock the premises and require the authorized person to leave. If the authorized person fails to leave upon request, the Agent shall have the immediate right to call the police and have them removed. Nothing in this agreement, or by permitting access, will constitute the creation of a new lease with the authorized person nor otherwise authorize that person to reside in the property during the period that they are removing said items.

In case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of the addendum shall govern.


This LEASE ADDENDUM is incorporated into the lease executed or renewed this day between Agent and Resident.



# UNITED METRO

PROPERTY MANAGEMENT



_____	_____	_____	_____
Tenant	(Date)	Tenant	(Date)
_____	_____	_____	_____
Tenant 	(Date)	Co-Signer	(Date)
	02/12/22		
_____	_____	_____	_____
United Metro Property Management	(Date)	Co-Signer	(Date)
Agent			

REVISED 07-27-2021



# UNITED METRO

PROPERTY MANAGEMENT

## PEST CONTROL LEASE ADDENDUM

This shall serve as an addendum to the lease dated **FEBRUARY 07, 2022** on the property located at [REDACTED] in **SURPRISE, AZ** between United Metro Property Management as Agent, and tenants upon the following terms and conditions:

The parties hereby acknowledge that Arizona is located in a desert and, as such, there are many pests that thrive in the desert and some that arrive from other areas.

The Tenant acknowledges that they have independent duties to control pest issues and that they must work to address these issues in a timely manner to avoid pest infestations. The use of the word "pest" includes, but is not limited to: roaches, bedbugs, ants, scorpions, spiders, mice, and rats.

**Obligations of the Agent:** Agent agrees to inspect the unit prior to renting the unit for pests and to pre-treat the home in the event that any pests are detected. Agent may or may not have knowledge of any prior pest infestation; if Agent does, Agent warrants to the Tenant that all appropriate steps have been taken to correct the situation.

**Obligations of the Tenant:** The tenant agrees to take reasonable steps to prevent and control pest problems. Tenant further agrees to visually inspect for signs of pests routinely, including after they have visited another home or a hotel, all of their shoes, clothing and luggage.

**Bedbugs:** If bedbugs are discovered within the property, the tenant shall be responsible to schedule, arrange and pay for the correction procedures which may include the following:

- 1) Placing all bedding, drapes, and rugs in bags to be transported for laundry or dry cleaning. Wash and dry all machine-washable items in the hottest setting. Dry clean any items that are not washable and notify the drycleaner of the issue so that proper steps may be taken to remedy the issue.
- 2) Removing or destroying all infected mattresses in sealed plastic and away from the common trash disposal area. Discard any other items that cannot be treated in the same manner.
- 3) Emptying all closets and furniture from the area during treatment and not returning any of those items until they have been cleared by the pest control specialist. Follow instructions on how to properly clean or destroy any infected items.
- 4) Deeply vacuum all areas of the property including but not limited to closets and furniture. Follow instructions on how to properly discard vacuum contents.
- 5) Move all of the furniture away from the walls and leave access to closet areas.

**Other:** The tenant acknowledges that the Agent is not an insurer of tenant's property and is encouraged to have insurance to cover any losses. Furthermore the tenant agrees to indemnify and hold harmless the Property Owner and the Agent from any claims, including attorney fees, which the tenant may incur as a result of the negligence of the tenant or their guests. Tenant will be liable for failing to comply with this addendum. Owner and its Agent shall not be liable to tenant or their guests for any harm as a result of any pest issue other than for the intentional failure to address a pest issue or as otherwise provided by law.

[REDACTED]

\_\_\_\_\_  
 Tenant (Date)  
 02/12/22

\_\_\_\_\_  
 United Metro Property Management (Date)  
 REVISED 07-27-2021

\_\_\_\_\_  
 Tenant (Date)

\_\_\_\_\_  
 Tenant (Date)



### **RENTERS INSURANCE LEASE ADDENDUM**

This shall serve as an addendum to the lease dated **FEBRUARY 07, 2022** on the property located at [REDACTED] in **SURPRISE, AZ** between United Metro Property Management as Agent, and tenants upon the following terms and conditions:

For the duration of the Lease, Tenant is required to maintain and provide a minimum \$100,000 limit of liability for Tenant's legal liability for damage to the leased property for no less than the following causes: fire, smoke, explosion, backup or overflow of sewer, drain or sump, and water damage ("Required Insurance").

Tenant is required to furnish Agent with evidence of Required Insurance prior to occupancy of leased premises and at the time of each lease renewal. If at any time Tenant does not have Required Insurance, Tenant shall be considered in breach of the Lease Agreement and Agent shall have, in addition to any other rights under the Lease Agreement, the right but not the obligation to purchase Required Insurance coverage and seek reimbursement from the Tenant for all costs and expenses associated with such purchase.

Tenant may obtain Required Insurance from an insurance agent or company of Tenant's choice at any time during the term of this Lease. If Tenant furnishes evidence of such insurance with Agent named as an Additional Interest and maintains the insurance for the duration of the Lease Agreement, nothing more is required of the Tenant. If the Tenant does not maintain Required Insurance, the insurance requirement of the Lease Agreement may be satisfied by the Agent, who may schedule the Leased property for coverage through the Lessor's Legal Liability Insurance Policy ("LLIP"). The coverage provided under the LLIP will provide the required insurance coverage listed above. An amount equal to the total cost to the Agent for the LLIP coverage shall be charged to the Tenant by the Agent as a recoverable expense under the lease. Some important points of this coverage, which Tenant should understand are:

1. LLIP is designed to fulfill the Insurance Requirement of the Lease Agreement. The Landlord is the insured under the LLIP. Tenant is not an insured, additional insured or beneficiary under the LLIP. All loss payments are made to the Landlord.
2. LLIP coverage is NOT personal liability insurance or renter's insurance. LLIP does not cover the Tenant's personal property, additional living expenses or liability arising out of bodily injury or property damage to any third party. If Tenant requires any of these coverage's, Tenant should contact an insurance agent or company of Tenant's choice to obtain personal liability or renters insurance to protect Tenant's interests.
3. Coverage under the LLIP may be more expensive than the cost of required insurance obtainable by Tenant elsewhere. At any time, Tenant may contact an agent of their choice for insurance options to satisfy the Required Insurance under the Lease Agreement.
4. If Tenant has purchased Renters Insurance and at any time allows such Renters Insurance to lapse in breach of the Lease Agreement, Agent may purchase LLIP coverage without notice and add the total cost associated therewith to Tenants monthly rent payment. It shall be the Tenant's duty to notify the Agent of any subsequent purchase of Renters Insurance. However, if the LLIP is replaced with another policy that Tenant obtains, no pro-rated premiums will be refunded by the Agent.
5. Licensed Insurance Agents may receive a commission on the LLIP.
6. The total cost to the Tenant for the LLIP shall be Twelve Dollars and Fifty cents (\$12.50) per month, plus sales tax (\$9.50 insurance premium plus a \$3.00 administrative fee). Agent shall have the right to increase or decrease this premium at any time with 30 days written notice to the Tenant.



# UNITED METRO

PROPERTY MANAGEMENT

7. In the event that loss or damage to Landlord's property exceeds the amount of required insurance, Tenant shall remain contractually liable to Landlord for such amount. In the event of liability to any other party for bodily injury or property damage, Tenant shall remain liable to such other party.

Scheduling under the LLIP is not mandatory. Tenant may purchase Required Insurance from an insurance agent or company of Tenant's choice any time and coverage under the LLIP will be terminated by the Agent.

Accepted:



Tenant Authentisign (Date)  
 02/12/22

\_\_\_\_\_  
Tenant (Date)

United Metro Property Management (Date)

\_\_\_\_\_  
Tenant (Date)

REVISED 07-27-2021





# UNITED METRO

## PROPERTY MANAGEMENT

### COMMUNITY RULES AND REGULATIONS

Residency at [REDACTED] in SURPRISE, AZ it all pride of belonging and a responsibility to fellow residents. Every effort is made to make your stay here enjoyable and comfortable, but the support and cooperation of you, as a fellow resident, is necessary. The observance of certain minimal requirements will help maintain United Metro Properties' high standards.

**1. NOISE AND BEHAVIOR.** Community living makes it necessary that each tenant consider his neighbor. Excessive noise and loud music in apartments, hallways or outside areas cannot be permitted. Tenant agrees to conduct himself/herself and require other persons on the premises with his/her consent to conduct themselves in a manner that will not disturb their neighbors' peaceful enjoyment of the premises. Tenant agrees to supervise Tenant's family, guest, and invitees to insure their compliance with these rules, regulations, and laws. Tenant shall be responsible for any actions of Tenant's family, guests, and invitees who violate this Agreement or Landlord's rules or regulations, pursuant to A.R.S. 33-1368(G). Tenant is responsible for any fines or penalties assessed by any governing body as a result of Tenant's violation of any of these rules, regulations, and laws in addition to the cost of process service any notices.

**2. OUTDOOR POOL.** For the safety of all, glass or breakable objects are not permitted in any of the pool areas. To keep the pool operating properly, no foreign objects such as poolside furniture, plastic cups, or liquids are to be put into the pool. IN THE EVENT ANY TENANT OR INVITED GUEST CONDUCTS HIMSELF IN AN UNBECOMING MANNER OR CAUSES HIMSELF TO BE A NUISANCE WHILE USING THE FACILITY, MANAGEMENT RESERVES THE RIGHT TO REVOKE FACILITY PRIVILEGES.

Tenant hereby agrees to accept all responsibility for maintaining and enforcing rules around the pool. Tenant also agrees to indemnify, defend, and hold harmless the Owner of said property and United Metro Properties, Inc. the Owner's Agent, from any and all claims or liability with respect to property damage, personal injuries and/or deaths occurring in or around said pool, subject to AZ law.

**3. USE AND CARE OF EQUIPMENT.** It is the responsibility of each Tenant to treat and use all equipment as though it were your own. Use of facilities is limited to certain hours, and it is expected that all will respect those hours.

**4. BALCONIES, PATIOS AND WINDOWS.** No objects of any kind are to be set on balcony ledges. No alterations or attachments of any kind are to be affixed to the windows and doors where they are visible from the exterior of the building nor to the outside of apartment doors. Such objects include but are not limited to towels, wearing apparel, posters, flags, signs, decals and tinfoil. No bicycles or motorcycles are to be stored on patios, balconies, in apartments, under stairways or in any other area except as designated by Management.

**5. AUTOMOBILES AND MOTORCYCLES.** Repairs of less than one day are permitted in your parking space provided it does not involve changing any fluids (oil, etc.). Repairs of more than one day and changing of any fluids (oil, etc.) are expressly prohibited on the property.

**6. PARKING.** Authorized parking areas have been issued to all residents. Be sure to use your numbered space and advise guests to park in uncovered areas. Any vehicle in an unauthorized space will be towed at the owner's expense.

**7. TRASH RECEPTACLES.** It is the responsibility of each resident to help keep the premises tidy. Please do not leave trash or litter anywhere on the grounds. Use a trash container and keep the lid closed at all times.

**8. ANIMALS.** All animals are required to be on leashes when outside your unit. It is your responsibility to promptly pick up after your animal in the common areas of the complex and within your patio area. Failure to do this will result in you being required to remove your animal from the premises and/or your lease being terminated.

OWNER RESERVES THE RIGHT TO MAKE AND ENFORCE SUCH OTHER REASONABLE RULES AND REGULATIONS AS IN THEIR JUDGMENT MAY BE DEEMED NECESSARY OR ADVISABLE FROM TIME TO TIME. TO PROMOTE THE SAFETY, CARE AND CLEANLINESS OF THE PREMISES AND FOR THE PRESERVATION OF GOOD ORDER.



# UNITED METRO


PROPERTY MANAGEMENT

TENANT ACKNOWLEDGES HE/SHE HAS READ AND UNDERSTANDS ALL OF THE FOREGOING HOUSE RULES AND TENANT AGREES TO COMPLY WITH SAID RULES.

[Redacted Signature]

\_\_\_\_\_  
Tenant (Date)

\_\_\_\_\_  
Tenant (Date)

Authentisign  
Tenant (Date)  
 02/12/22

\_\_\_\_\_  
Co-Signer (Date)

United Metro Property Management (Date)  
Agent

\_\_\_\_\_  
Co-Signer (Date)

REVISED 07-27-2021



# UNITED METRO

PROPERTY MANAGEMENT

## UTILITY INFORMATION

DATE: FEBRUARY 07, 2022

3374

**THE FOLLOWING UTILITIES WILL NEED TO BE TURNED ON IN YOUR NAME EFFECTIVE FOR THE START OF YOUR LEASE AGREEMENT, AS THE UTILITIES WILL BE SHUT OFF THAT DAY WITH NO EXCEPTIONS!!!!!!!**

<b>Address:</b>	[REDACTED]			<b>MOVE IN:</b>	02/15/2022
<b>Electric:</b>	APS – 602-371-7171				
<b>Water/Sewer/Trash</b>	EPCOR – WATER / SEWER – 1-800-383-0834 AMERICAN WATER – TRASH - 1-888-300-3569				
<b>Gas</b>	N/A				
<b>Water/Heater</b>		<b>HEATER</b>		<b>Stove/Oven</b>	<b>FIREPLACE</b>
<b>Keys</b>	2 HOUSE, 1 MAIL (#A-9 ON 114 <sup>TH</sup> )				
<b>Garage Remotes</b>	2				
<b>Date Swimming Pool Service</b>	N/A				
<b>Comments</b>	US POSTAL INFORMATION – 10730 W BELL RD – 623-887-4072				

[REDACTED]

RECEIVED \_\_\_\_\_ DATE

RECEIVED \_\_\_\_\_ DATE

RECEIVED \_\_\_\_\_ DATE

RECEIVED \_\_\_\_\_ DATE