

# Arizona Lease Agreement

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**Landlord**

**Tenant**

**Address of the Leased Premises**

## Terms and Conditions

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This **Rental Lease Agreement** (this "**Agreement**") is made and executed by and between the Landlord and the Tenant, both together shall be deemed as Parties.

The Landlord leases the premises mentioned above, with the following legal description:

\_\_\_\_\_.

The parties agree that the lease shall commence on \_\_\_\_\_ and the rent amount offered by the Tenant and accepted by the Landlord is \_\_\_\_\_, shall be paid on \_\_\_\_\_ basis. The term of this Agreement is \_\_\_\_\_.

Now, therefore, considering the foregoing premises, the Parties to this Agreement agree as follows:

**Security Deposit.** An amount of \_\_\_\_\_ shall be paid by the Tenant to the Landlord as a security deposit. The remainder of the Security Deposit less deductions for cost and damages to the premises from the period of use of the property, shall be returned to the Tenant 30 days after the expiration of the lease term.

**Bedbug Control.** The Parties agree that both understand the information as to the rights and obligations of each other with regard to bedbug control and undertakes to comply with the related provisions of the Arizona Residential Landlord and Tenant Act.

**Tenancy Rights and Obligations.** By signing this Agreement, the Parties knows and affirms that the Arizona Residential Landlord and Tenant Act shall apply to this Agreement and accept their rights and obligations arising from this Act.

**Maintenance and Repairs.** It shall be the responsibility of the Tenant to maintain and take care of the leased property during the tenancy period. Extraordinary damages such as damages caused by fortuitous events shall be the responsibility of the Tenant to inform the Landlord immediately. In any case that an immediate need for repair is needed and by which the Landlord cannot immediately provide the amount for repairs, the Tenant may shoulder the expenses and shall be reimbursed by the Landlord.

**Entry and Inspection.** Landlord shall give the Tenant \_\_\_\_\_ hours notice prior entry and inspection of the premises, and in no case can be made without the presence of the Tenant.

**Furnishings and Appliances.** The Parties agree that the furnishings and appliances to premises and by which provided to the Tenant for the latter's use shall be returned to the Landlord upon the termination of this lease agreement.

**Abandonment.** In case the property has been uninhabited for a period of \_\_\_\_\_ consecutive days and without notice was given to the Landlord, the leased premises shall be considered to have been abandoned.

**Payment of Utilities.** The payment of bills for utilities shall be made by, and the responsibility of the Tenant.

**Privacy.** The Landlord shall respect the privacy of all Tenant and the other occupants, and agrees to uphold the highest standards of confidentiality regarding any personal information collected during the term of this Agreement.

**Late Payment.** A penalty of \_\_\_\_\_% interest from the total amount of rent shall be demanded from the tenant in case of payment delays.

**Subletting.** Subletting is not allowed without the prior written consent of the Landlord.

**Currency.** The currency used as stipulated in this agreement is US Dollars.

**Termination.** Each party may terminate this agreement by giving notice \_\_\_\_\_ prior to the effectivity of termination and/or vacating of premises. In case of termination, the Tenant shall vacate the premises by the end of the notice period and return all keys and access devices to the Landlord. The Tenant shall remain responsible for rent and all other obligations under this Agreement through the termination date.

**Hazardous Materials.** Tenant agrees that hazardous materials are not allowed to be kept within and around the premises that may endanger the safety of the residents nearby.

**Governing Law.** This Agreement shall be governed and construed in accordance with the laws of the State of Arizona.

**Disputes.** Any dispute arising from or in accordance with this agreement shall be resolved by \_\_\_\_\_.

**Asbestos.** The Landlord declares that no material in the premises that were used that may contain asbestos and neither was found nor previously used in the said property.

**Non-waiver.** Any waiver of any party shall not be considered unless such a waiver has been expressly made in writing and signed by the party.

**Separability Clause.** Any invalidity found in this agreement by a competent court shall only affect the said provision, but the rest shall remain effective and enforceable.

**Modifications.** This agreement may only be considered to have been modified, changed, amended if the parties express the said modifications in writing and signed by the parties hereto.

**Notices.** All notices and communication under this Agreement shall be made to the addresses indicated in the first page of this Agreement.

IN WITNESS WHEREOF, the Parties hereunto have set their hands and signed this agreement on the date of last signature below.

**Tenant**

**Name**

**Date**

**Signature**

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**Landlord**

**Name**

**Date**

**Signature**

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