

ARIZONA RESIDENTIAL LEASE AGREEMENT TEMPLATE

Governing jurisdiction: Arizona (AZ). This template is intended for residential property located in Arizona.

This Residential Lease Agreement ("Agreement") is entered into on _____, 20____, by and between _____ ("Landlord") and _____ ("Tenant").
Landlord and Tenant may be referred to collectively as the "Parties."

1. PREMISES

Landlord leases to Tenant the residential property located at _____, City of _____, Arizona, ZIP _____ (the "Premises"), for use as a private residence only.

2. ARIZONA COVERAGE AND LOCAL-CODE READINESS

Property type: _____ Occupancy type and purpose: _____ Subsidized or public housing: ☐ No ☐ Yes Employment-conditioned occupancy: ☐ No ☐ Yes

Property is in: ☐ City or town: _____ ☐ Unincorporated county: _____ Applicable building, housing, and occupancy codes checked: ☐

Use this form only for a covered Arizona residential rental. Route excluded institutional, sale-contract, organization, transient, qualifying employment-conditioned, condominium or cooperative owner, and public-housing arrangements to their dedicated workflows. Do not apply a generally preempted local rent-control rule without separately checking the statutory public-property and subsidy exceptions.

3. ARIZONA MANAGER, OWNER, AND ACT-AVAILABILITY NOTICE

Person authorized to manage the Premises. Name: _____ Address: _____

Owner or person authorized to receive service of process, notices, and demands. Name: _____ Address: _____

Landlord shall keep this information current. Written notice: the Arizona Residential Landlord and Tenant Act is available on the Arizona Department of Housing website. Notice delivered: ☐ Date: _____

4. ARIZONA BEDBUG DISCLOSURE GATE

Dwelling type: ☐ Single-family residence ☐ Covered multifamily dwelling Known current infestation in the dwelling: ☐ No ☐ Yes ☐ Unknown — stop and investigate

For a covered multifamily dwelling, Landlord shall provide the current statutory bedbug educational materials and shall not lease a dwelling known to have a current infestation. Materials delivered: ☐ Date: _____

5. TERM

The lease term begins on _____, 20____ and (check one):

☐ ends on _____, 20____ (fixed term).

☐ continues month-to-month until terminated by either Party with written notice as required by applicable law.

6. ARIZONA RENTAL TERM AND PAYMENT FACTS

Lease start date: _____ Lease end date, if fixed: _____ Rent-payment frequency: _____ Rent due date: _____ Payment place or method: _____

Tenant is a roomer paying weekly: ☐ No ☐ Yes. If the Parties do not state a definite term, apply the statutory week-to-week branch only to a qualifying roomer paying weekly and the month-to-month branch to other covered tenancies.

7. ARIZONA PERIODIC-TENANCY NOTICE

To terminate without breach, a week-to-week tenancy requires at least ten days' written notice. A month-to-month tenancy requires 30 days' written notice before the periodic rental date specified in the notice.

8. RENT

Tenant shall pay rent of \$_____ per month, due in advance on the _____ day of each calendar month, payable to _____ at _____.

If rent is not received within _____ days after the due date, Tenant shall pay a late charge of \$_____, to the extent permitted by applicable law.

9. SECURITY, PREPAID RENT, AND INSPECTIONS — ARIZONA

Monthly rent: \$_____ Security: \$_____ Prepaid rent demanded by Landlord: \$_____ Additional prepaid rent voluntarily tendered by Tenant: \$_____

Landlord shall not demand security and prepaid rent above one and one-half months' rent, while preserving Tenant's right to tender additional prepaid rent voluntarily. Every nonrefundable charge must be identified in writing as nonrefundable. Charge: _____ Amount: \$_____ ☐ Refundable ☐ Nonrefundable

At move-in, Landlord shall provide the required condition form and written move-out-inspection notice. After termination, delivery of possession, and Tenant demand, apply the 14-day accounting period excluding Saturdays, Sundays, and legal holidays; send the itemized deductions and amount due using the statutory method.

10. UTILITIES

Tenant shall pay all utilities and services for the Premises, except the following, which Landlord shall pay:

_____.

11. OCCUPANTS

The Premises shall be occupied only by Tenant and the following named occupants:

_____.

12. PETS

(Check one) ☐ Pets are not permitted on the Premises. ☐ Pets are permitted as follows:

_____, with an additional pet deposit of \$_____, to the extent permitted by applicable law.

13. MAINTENANCE AND REPAIRS — ARIZONA

Landlord shall comply with applicable building codes, make required repairs, maintain common areas and supplied systems, and provide waste removal, running water, hot water, heat, and qualifying cooling as Arizona law requires for the Premises.

Any written allocation of repair or maintenance work to Tenant must satisfy the applicable statutory scope and consideration requirements and may not defeat a nondelegable duty. Tenant shall keep the Premises reasonably clean and promptly report conditions requiring repair.

14. RIGHT OF ENTRY — ARIZONA

For ordinary entry, Landlord shall give Tenant at least two days' notice, enter at a reasonable time, and use a lawful purpose. Emergency, impracticable-notice, and tenant-requested service exceptions remain limited to their statutory circumstances, and neither Party may abuse access rights.

15. DEFAULT AND STATUTORY REMEDIES — ARIZONA

Before giving a termination notice, Landlord shall select the exact Arizona branch. Distinguish the ten-day material-noncompliance route, five-day health-and-safety route, five-day nonpayment route, repeat-breach route, and immediate material-and-irreparable route; apply only the notice, cure, service, and termination rules for the supported facts.

16. GOVERNING LAW

This Agreement shall be governed by the laws of the State of Arizona.

17. STATE AND LOCAL REQUIREMENTS

This blank template identifies Arizona as the governing jurisdiction. It does not automatically supply every disclosure, addendum, notice, or local term that may apply to the Premises or Parties. Before signing, review current Arizona law and any applicable city or county requirements, and attach required materials.

18. ADDITIONAL TERMS

19. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the Parties and may be modified only in a writing signed by both Parties.

20. ARIZONA PROTECTED TERMS AND COPY DELIVERY

Nothing in this Agreement waives statutory rights or remedies, authorizes confession of judgment, excuses prohibited Landlord liability, requires prohibited indemnity, or penalizes Tenant for summoning emergency assistance. Any attorney-fee term must be separately validated under current law.

Before execution, complete every blank. Landlord and Tenant shall exchange signatures, and Landlord shall tender Tenant a fully completed, signed copy within a reasonable time. Tenant copy delivered: ☐ Date:

SIGNATURES

Landlord

Signature: _____ Date: _____

Printed Name: _____

Tenant

Signature: _____ Date: _____

Printed Name: _____