

Lease Agreement

Lease, dated: _____

Between

Landlords: Susan and Terry Anderson, Diane and David Meyer
Mailing Address: PO Box 668, La Porte IN 46352
Telephone: 484-364-1066 Fax: 484-450-1156
Email: meyerstudios@gmail.com

And

Tenant: _____
Address: _____
Telephone: _____
Email: _____

1. **The TERM** of this lease shall be _____ months, from _____ to _____. The property will be ready for occupancy at 3:00 PM on the beginning date of the lease and must be vacated by 10:00 AM on the ending date of the lease.

2. **The PREMISES** are located at 7575 East Indian Bend Road, Unit 2122; Scottsdale, AZ 85250. This unit is assigned covered parking space # 4444.

3. **The RENT** is payable as follows to the mailing address above:

- The first and last month's rent, \$_____/mo, are payable upon signing of this lease.
- The second and each succeeding month's rent, \$_____/mo, are payable on or before the monthly anniversary of the beginning date of this lease.
- In the event the rental amounts per month vary, a separate schedule will be attached or noted herein to detail each monthly payment.
- Make rent checks payable to Susan Anderson.

4. **A RESERVATON/SECURITY/CLEANING** deposit in the amount of \$1,000 is due and payable upon signing of the lease and will be returned by the landlord within two weeks after lease satisfaction less \$150 for cleaning plus any amount deducted for damage or other accrued charges.

5. **UTILITIES** provided by the Landlord include HOA fees, water, heat, electric, trash removal, cable TV and internet service. There is no telephone service provided.

6. RESTRICTIONS

- This is a NON SMOKING unit. Absolutely no smoking allowed.
- No Pets unless approved in writing by the Landlord. A signed pet addendum must accompany this lease specifying size and type of pet(s).
- Tenant has read, understands, and agrees to abide by all of the rules and regulations of the Sienna Condominiums Homeowners Association.

(TENANT'S INITIALS)

7. **ACCOMMODATIONS** include two bedrooms with one queen bed each, two bathrooms, living room, dining room, laundry and kitchen. This second floor unit is completely furnished including kitchen appliances, eating and cooking utensils, bedroom, living room and dining room furniture, stereo and TV. Landlord supplies linens and towels for bed, bath, pool, and kitchen.

8. **MAXIMUM NUMBER OF OCCUPANTS:** This condominium unit is to be occupied by no more than four (4) persons at a maximum.

OTHER:

9. Tenant assures the Landlord that the tenant and guests will observe all conditions and terms of this lease as to maintaining the premises in good order and appearance and will conduct themselves in a manner inoffensive to neighbors.

10. Tenant assures the Landlord that any tenant or guest who violates any of the terms of this lease shall be immediately denied occupancy and shall remedy any damages or other expenses which are caused by the tenant and/or the tenant's guests.

11. Tenant agrees that anyone who is found using drugs or allows others to use drugs on the premises will be immediately denied continued occupancy at these premises.

12. Tenant and/or their guests shall not disturb, annoy, endanger, or inconvenience neighbors, nor use the premises for any immoral or unlawful purposes, nor violate any law or ordinance, nor commit waste or nuisance on or about the premises.

13. Tenant agrees to keep the leased premises clean and free of trash, garbage, and other waste; and all pipes, wires, glass, plumbing, furniture, fixtures and other equipment in the same condition as at the beginning of the lease, reasonable wear and tear the only exception.

14. Tenant agrees to indemnify and save Landlord harmless from all liability, loss or damage arising from any nuisance or harm made or suffered on the leased premises by the Tenants or guests, or from any carelessness, neglect, or improper conduct of any persons entering, occupying or visiting the leased premises.

15. Tenant agrees not to paint or make alterations to the property, including changing existing locks or adding new ones, without the Landlord's written consent.

16. Upon not less than 24 hours notice, Tenant shall make the premises available to Landlord or his agent for the purpose of entering to make necessary or convenient repairs and to show the premises to prospective tenants. In an emergency, Landlord or his agent may enter the premises at any time without securing prior permission from Tenant.

17. Tenant may not let, sub let or assign this lease for all or any part of the premises without prior consent of the Landlord.

18. If Tenant abandons or vacates the premises, Landlord may at his option terminate this lease, enter the premises, and remove all property.

19. Tenant assumes complete responsibility for fulfilling the terms of the lease for the period stated and assures the Landlord full recourse for the payment of any amount outstanding from the total amount due in accord with the terms as stated above including any outstanding or unpaid charges that are the responsibility of the Tenant.

20. In the event of cancellation of this contract, refund of the advanced rental deposit will be made only to the extent that a tenant can be found to occupy the vacated time reserved under this contract.

PRINT TENANT'S NAME

TENANT'S SIGNATURE

DATE

PRINT LANDLORD'S NAME

LANDLORD'S SIGNATURE

DATE