

Residential Lease Agreement

This Residential Lease Agreement ("Agreement") is entered into on 11/23/2022 between:

I. Parties and Property Details

This Agreement establishes a lease between Bill Brasky (hereinafter referred to as the "Landlord") and Dena Newman (hereinafter referred to as the "Tenant") for the residential property located at 6657 West Rose Garden Lane, Glendale AZ 85308.

II. Lease Type and Purpose

This Agreement shall be a fixed-term lease, commencing on 12/23/2022 and terminating on 12/23/2024. The premises are to be used strictly as a residential dwelling.

III. Rent and Payment Terms

The Tenant agrees to pay the Landlord a monthly rent of TBD, due on the 23rd day of each month. Payment shall be made to the Landlord at the address specified in this Agreement. Late payments shall incur fees as outlined in this Agreement.

IV. Security Deposit

A security deposit of \$2500 is required upon execution of this Agreement. This deposit shall be held by the Landlord as security for any damages or unpaid rent.

V. Utilities and Maintenance

The Landlord agrees to provide specified utilities. The Tenant is responsible for maintaining the premises in a clean and sanitary condition, ensuring its good order and repair, and promptly reporting any maintenance issues to the Landlord.

VI. Pet Policy

No pets are allowed on the premises without the Landlord's prior written consent.

VII. Car Parking

The Tenant shall have access to 2 closed and 1 open car parking space(s) as designated by the Landlord.

VIII. Access and Entry

The Landlord or their agents have the right to enter the premises as permitted by law, provided reasonable notice is given to the Tenant.

IX. Termination and Dispute Resolution

Either party may terminate this Agreement with 30 days' written notice. Disputes arising under this Agreement shall be resolved through negotiation in good faith before any litigation.

X. Lead Paint Usage

The Landlord hereby certifies that, to the best of their knowledge, there is no lead-based paint or lead-based paint hazards in the premises. The Landlord shall provide the Tenant with a Lead-Based Paint Disclosure Form as required by law.

XI. Guest Policy

The Tenant may have guests stay at the premises for a period not exceeding 14 consecutive days without the Landlord's prior written consent. Any longer stays must be approved in writing by the Landlord.

XII. Fire Extinguisher and Smoke Alarm Policy

The Landlord shall provide functioning smoke alarms and fire extinguishers in the premises. The Tenant agrees to test smoke alarms regularly and immediately report any malfunctions or issues with fire safety equipment to the Landlord.

XIII. Additional Terms and Governing Law

Additional terms include provisions related to smoking, waste, compliance with laws, and indemnification. The governing law of this Agreement shall be that of the state of Arizona.

XIV. Execution

This Agreement is executed by the signatures of both parties, confirming their understanding and acceptance of the terms and conditions set forth herein.

Landlord's Signature:

[Signature]

Landlord's Printed Name:

Bill Brasky

Tenant's Signature:

[Signature]

Tenant's Printed Name:

Dena Newman

Date Signed:

[Date]

XV. Amendments and Entire Agreement

This Agreement may only be amended in writing and signed by both parties. This Agreement constitutes the entire understanding between the Landlord and Tenant and supersedes any prior agreements or understandings, whether written or oral.

XVI. Severability

If any provision of this Agreement is found to be invalid or unenforceable, the remaining provisions shall remain in full force and effect.

XVII. Notice

Any notices required under this Agreement shall be given in writing and delivered to the addresses of the parties as specified in this Agreement.

XVIII. Execution by Agent

If either party is represented by an agent, the agent's signature shall be binding on the party they represent.

This Residential Lease Agreement is hereby executed on the date first above written.