

RENTAL CONTRACT

HOWARD'S PLACE

1313 N. High School Avenue

P.O. Box 418

Thatcher, AZ 85552

(928) 428-7261

www.howardsplacere rentals.com

I _____ agree to rent mobile home number _____ in Howard's Place from _____ to _____. I agree to the following conditions:

1. The rental fee for the term of this lease is \$150.00 for each full month and \$75.00 for August 15-31 and \$75.00 for May 1-15 which are only half months. The first payment is due before you move in, and it will cover rent from August 15 to August 31, all of December and from May 1 to May 15. The other seven payments are to be made on or before the first of each month beginning on September 1 and ending with the April 1 rent, which will complete the contract. Rent for first month and last month will be due upon move-in.
2. **I understand fully that I will receive no refund if I move out anytime during the school year.**
3. If rent is not paid by the 5th of each month, there will be a \$5.00 per day late payment fee, which will be strictly enforced. If the rent is not paid by the 10th of each month, plus the penalty fee, at the option of the landlord, you may be asked to vacate the mobile home.
4. I understand that a \$25.00 fee will be charged for all returned checks. This is due as soon as I am notified that there was a problem with my check.
5. I understand that business for Howard's Park is *never* conducted on Sundays unless there is an emergency. This includes paying rent. Rent is to be paid on or before the 1st of each month however, if the 1st falls on a Sunday then rent will not be due until the following Monday, the 2nd. Rent is considered late after the 5th of each month however, if the 5th lands on a Sunday rent will need to be paid no later than the 4th to avoid late penalties.
6. Rent should be paid by mailing your payment to Howard's Place, P.O. Box 418, Thatcher, AZ 85552. This should be postmarked no later than the 5th to avoid late penalties. Rent should never be brought to Landlord so please plan accordingly and never mail cash. Only mail checks or money orders.
7. I agree to pay a \$125.00 Security/Cleaning Deposit that may be partially refundable upon completion of my contractual term. Fifty dollars is retained by the Landlord for the Security Deposit and fifty dollars is available to you as the tenant to earn back. To receive a partial refund up to \$75.00 for the cleaning deposit I understand that the trailer must be in the same shape as it was when I moved into it less reasonable wear and tear. I understand that if damage has been done to the trailer or it is not clean upon my move out I will not receive a refund. I also understand that should damage occur during the year by another roommate I should report it immediately so that I am not held liable. Landlord has 14 days to mail deposit refund.
8. There will only be the number of occupants in the mobile home agreed upon by the renters and the landlord at the time of the contract. This rule is to be strictly adhered to, and any infractions will mean eviction. This includes friends who habitually spend all night.
9. I understand that inspections may be conducted by the Landlord to verify that rules are being followed and that the correct number of tenants are in the trailers. Landlord agrees to give at least 48 hours notice before each inspection. I understand that Arizona law does not require notice by the Landlord before eviction.

10. The management reserves the right to remove anyone who becomes incompatible with the other tenants within the mobile home. If you feel you have become incompatible with your roommate(s) it is your responsibility to notify the Landlord as soon as possible. Landlord agrees to find another place in the Park if one is available.
11. The landlord will maintain the grounds of the rental property however, porches are to be left clean and free of furniture, debris, car parts, etc by you as the tenant. It is the responsibility of the renter to notify the landlord immediately of any needed repairs or service especially leaks. If repairs are not reported deposit refunds will not be paid.
12. There are no pets of any kind allowed in the park or mobile home. This includes birds, or small pets in cages.
13. There is to be no smoking or use of alcoholic beverages or drugs **within the mobile home or on the premises**. I understand that should I or anyone visiting me be found disobeying this rule I will be evicted from the property **immediately**. I understand that it is my responsibility to make any of my visitors aware of this policy and if I fail to do so I will be held accountable.
14. I understand that if I am aware that my roommate is breaking any of the above rules and I have not reported it to the Landlord I will be considered equally responsible.
15. A copy of the Arizona residential landlord and tenant act is available through the Arizona secretary of state's office or online.
16. The signature of the renter shows that I have read and understand the contract fully and that it has my approval and I am willing to abide by the conditions of this contract and the rules and regulations posted in the mobile home.

(Renter's Signature)

(Date)

Scott or Shelley Howard, Managers

(Date)