

MONTH TO MONTH RENTAL/LEASE AGREEMENT

Ignition Property Management, LLC, in consideration of the following agreements with resident, known as: Red Barn Mobile Home Park, hereby rents the dwelling located at 566 W Swift Trail # Safford, AZ 85546 . for the period commencing on the _____ day of _____, and thereafter until the _____ of _____, at which time this Agreement is terminated or a new contract will be signed. Resident, in consideration of Owner/Agent permitting him to occupy the above property, hereby agrees to the following terms:

1. To pay as rent the sum of \$_____ per month, due and payable monthly in advance no later than 5:00 PM on the first day (1st) of every month. (See paragraph #5) Residents lose this discount if rent is not received on time.) Partial payments are not accepted.
2. Resident agrees to a \$_____ deposit, to be paid before moving onto the premises.
3. Residents agree to pay a late charge of \$_____ if paid after the 5th each month if it is not received by the Owner/Agent, regardless of cause, including dishonored checks, time being of the essence. An additional service charge of \$35.00 will be paid to the Owner/Agent for all dishonored checks.
4. Payment of rent may be made by personal check until first check is returned unpaid. Owner/Agent has the right to insist that subsequent payments be made by cashier's check, certified check, or money order.
5. All rent checks should be made payable to Ignition Property Management, LLC. Rent may be mailed through the United States Postal Service at Resident's risk to, 14702 Pristine Dr Draper, UT 84020. Or directly deposited into the bank (request forms) or onsite drop box. Any rents lost in the mail will be treated as unpaid until received by the Owner/Agent.
6. Residents agree to accept the property in its current state of cleanliness, and to return it to ""moving in clean"" condition, or a professional cleaner will clean and it will be deducted out of the \$_____ deposit.
7. Residents agree to pay a NON-REFUNDABLE PET FEE OF \$20.00 PER MONTH FOR EACH PET as additional rent. Pet description(s):_____. A Pet Agreement, if required, hereby becomes part of this lease.
8. Residents are to be responsible for insect, rodent, and pest control.
9. Residents are required to keep the yard in a clean and tidy condition at all times. If I come clean, I will charge \$50.00 each time.
10. Resident agrees not to assign this Agreement, nor to sublet any part of the property, nor to allow another person to live therein other than as named in paragraph #6 above, without first receiving WRITTEN permission from the Owner/Agent and paying the appropriate surcharge.
11. Residents will be responsible for payment of the following: Trash, Electrical, Gas and other bills incurred during residency. Residents specifically authorizes Owner/Agent to add amounts of any unpaid bills to the following months rent, or pursue damages legally upon termination of this Agreement.
12. No rights of storage are given by this Agreement. The Owner/Agent shall not be liable for any loss of property by fire, theft, breakage, burglary, or otherwise, nor for any accidental damage to persons or property in or about the leased premises resulting from electrical failure, water, rain, windstorm, etc., which may cause issues of flow into or from any part of said premises or improvements; including pipes, gas lines, sprinklers, or

electrical connections. **Residents hereby agree to purchase needed insurance, or to provide self- insurance in adequate amounts to offset any risk. (renters insurance)**

13. Any removal of Owner/Agent's property without express WRITTEN permission from the Owner/Agent shall constitute abandonment and surrender of the premises and termination by the Resident of this Agreement. Owner/Agent may take immediate possession, exclude the resident from property, and store all Resident's possessions at Resident's expense pending reimbursement in full for Owner/Agent's loss and damage.
14. Owner/Agent has the right to emergency access at any time and access during reasonable hours to inspect property or to show property to prospective residents.
15. If a Resident leaves said premises unoccupied for fifteen (15) days while rent is due and unpaid, Owner/Agent is granted the right hereunder to take immediate possession thereof and to exclude Resident there from, removing all Resident's property contained herein and placing it into storage at Resident's expense.
16. If Resident abandons the property and gives evidence of that abandonment by actions such as moving out and leaving residence unoccupied, and/or terminating utility services during the term of the lease, that shall constitute breach of tenancy as agreed on Page one (1), and termination by the Resident of this Agreement. Owner/Agent has the right to take immediate possession thereof and to exclude Resident there from; removing all Resident's property contained therein and placing it into storage at Resident's expense.
17. If a Resident is late three (3) times, rent and discounted rent automatically increase \$25.00 without affecting any other terms of the Agreement. Also if the resident is late three (3) times, any purchase agreements and or option to purchase arrangements are voided and all option money will be the owner/agents to keep. Purchase options may be renegotiated.
18. If any violation of this Agreement occurs such as non-payment of rent on time or issuing a bad check to the Owner/Agent, the Resident agrees to reimburse the Owner/Agent the actual or reasonable cost of collecting without protest.
19. Residents agree to accept said dwelling, all furnishings and appliances therein as being in good and satisfactory condition unless a written statement of any objections is delivered to the Owner/Agent within three (3) days after the Resident takes possession. Residents agree that failure to file such a statement shall become conclusive proof that there were no defects of note in the property. Residents agree not to permit deterioration of the premises during the period of this Agreement to woodwork, floors, walls, furnishings, fixtures, appliances, windows, screens, doors, lawns, landscaping, fences, plumbing, electrical, air conditioning, heating, and mechanical systems. Resident specifically agrees that he will be responsible for, and agrees to pay for, any damage done by rain, wind, or hail caused by leaving windows open; overflow of water or stoppage of waste pipes, breakage of glass, damage to screens, deterioration of lawns and landscaping whether caused by drought, abuse or neglect.
20. Residents agree not to park or store a motorhome, recreational vehicle, or trailer of any type on the premises without WRITTEN permission from Owner/Agent, and to park only **2 automobiles ONLY ON THE DRIVEWAYS AND PARKING AREAS PROVIDED.**
21. Resident's obligations according to state statutes are as follows:
 - a. Take affirmative action to ensure that nothing is done which might place the Owner/Agent in violation of applicable building, housing, and health codes.

- b. Keep the dwelling clean and sanitary, removing garbage and trash as it accumulates, maintaining plumbing in good working order to prevent stoppage and/or leakage or plumbing fixtures, faucets, pipes, etc.
 - c. Operate all electrical, plumbing, sanitary, heating, ventilating, air conditioning, and other appliances in a reasonable and safe manner.
 - d. Assure that property belonging to the Owner/Agent is safeguarded against damage, destruction, loss, removal, or theft.
 - e. Conduct himself, his family, friends, guests, visitors in a manner which will not disturb others.
 - f. Allow the Owner/Agent access to the premises for the purpose of inspection, repairs, or to show the property to someone else at reasonable hours on request, and to specifically authorize unannounced access any time rent is late, or this Agreement is terminated, for purposes of pest control, maintenance estimates, serving legal notices, or emergencies.
 - g. Live up to all provisions of this Agreement, particularly with respect to paying the rent on time and caring for the property.
 - h. Secure renters insurance and provide proof that it is obtained at any time it is requested by Owner/Agent.
22. No locks may be changed or added on any door without WRITTEN permission from the Owner/Agent. Owner/Agent is to provide duplicate keys for all locks so installed at Resident's expense within twenty-four (24) hours of installation of said locks.
23. Resident is responsible for all plumbing repairs including faucets, leaks, stopped up pipes, frozen pipes, water damage, and bathroom caulking.
24. Residents are responsible for all glass, screen, and storm door repairs.
25. Resident warrants that any work or repairs performed by the Resident will be undertaken only if he is competent and qualified to perform it. Residents will be totally responsible for all activities to assure that work is done in a safe manner which will meet all the applicable codes and statutes. Residents further warrants that he will be accountable for any mishaps and/or accidents resulting from such work, and will hold the Owner/Agent free from harm, litigation, or claims of any other person. In the event repairs are needed beyond the competence of the Resident, the Resident is urged to contact the Owner/Agent.
26. Appliances or furniture in the unit at the date of lease are loaned, not leased to the Resident. Maintenance of appliances or furniture is the responsibility of the Resident who will keep them in good repair. The rental payment specifically EXCLUDES all appliances of any kind. Appliances contained in the property are there solely for the convenience of the residents. Owner/Agent assumes no responsibility for their operation. In the event appliances become unsatisfactory after occupancy by Resident is started, the Resident may have them repaired at no cost to the Owner/Agent or request Owner/Agent to have them removed.
27. No money is to be deducted by a Resident from rent payment FOR ANY REASON without express WRITTEN permission from Owner/Agent.
28. Residents accept the entire responsibility for recharging air conditioner compressor and the cleaning of furnace and replacement of furnace and/or air conditioner filters.

29. All parties agree that termination of this Agreement prior to termination date, REGARDLESS OF CAUSE, will constitute breach of the tenancy as agreed on Page one (1), and all security deposits shall be forfeited in favor of the Owner as liquidated damages at Owner/Agent's option following termination.
30. If said Lessee holds possession of said premises after the expiration of the term of this lease, such Lessee shall become a tenant from month to month only upon the terms herein specified, but at a monthly rental of \$_____per month payable monthly in advance in said lawful money of the United States on the first day of each month and shall continue to be such tenant until such tenancy and shall at the expiration of such month have vacated and surrendered possession of said leased premises to said Lessor, continuing to be applicable until either party shall terminate the Agreement by giving the other party THIRTY (30) DAYS WRITTEN NOTICE.
31. From time to time Owner may be represented by an Agent who will carry identification. Agent as of this date is **Ignition Property Management, LLC**.
32. In this Agreement the singular number where used will also include the plural, the masculine gender will include the feminine, and the term Resident will include Tenant, Lessee, Renter.
33. The deposit of \$_____will be used to clean, repair, or replace any broken or damaged property. If there is no need of cleaning, repair, or replacing of any broken or damaged property this \$_____ all be used as the last month's rent.
34. SPECIAL TERMS, CLAUSES, AND/OR CONDITIONS:

ACCEPTED DATE: _____ **Location: Safford, AZ.**

Print Name: _____
RESIDENT 1.

Signature: _____
RESIDENT 1.

Print Name: _____
RESIDENT 2.

Print Name: _____
RESIDENT 2.

_____ OWNER/AGENT