Arizona Month-to-Month Lease Agreement

1. Parties and rental home

Landlord full name

Phone number

Tenant 1 full name

Tenant 1 phone number

Tenant 2 full name (if applicable)

Tenant 2 phone number

Tenant 3 full name (if applicable)

Tenant 3 phone number

Rental property address, including unit, city, state and ZIP

Other authorized occupants

Landlord rents to Tenant the dwelling identified above. Each person identified as a signing Tenant is a party to this agreement; references to Tenant include the signing Tenants. A person listed only as an authorized occupant is not a signing Tenant under this agreement. The dwelling is for residential use. Additional occupants, assignments, and subleases require Landlord's written consent, subject to applicable law. Tenant is responsible for the conduct of Tenant's guests as provided by Arizona law.

2. Lease term

Lease start date

This tenancy begins on the stated start date and continues from month to month until lawfully terminated. Either party may end it by giving the other written notice at least 30 days before the periodic rental date stated in the notice, under A.R.S. § 33-1375(B).

Rent and move-in payments

3. Rent and payment

Monthly rent ($)

Rent due day of each month

Initial prorated rent ($)

Payment instructions

Late fee terms

Returned-payment terms

Fees must be lawful, reasonable where required, and disclosed in this agreement. No increase applies during the fixed term unless the parties lawfully agree otherwise in writing.

4. Security deposit and move-in costs

First rent payment (choose one)

☐ Full month ☐ Prorated

First rent payment ($)

Refundable security deposit ($)

Additional move-in charge, if any ($)

Payment due date

Additional charge type, if applicable (choose one)

☐ Refundable deposit ☐ Nonrefundable security charge ☐ Nonrefundable service fee

Purpose of the additional charge

Total due at move-in ($)

Required security, including prepaid rent, must comply with the one-and-one-half-month limit and exceptions in A.R.S. § 33-1321. A charge used to assure payment or performance is security regardless of its name. A nonrefundable fee must identify its purpose in writing; a fee or deposit not expressly designated nonrefundable is refundable. A service fee must describe the actual service; its label does not establish that it is lawful. At move-in Landlord will provide a signed lease, a form to record existing damage, and written notice of Tenant's right to attend the move-out inspection. On termination, delivery of possession, and Tenant's demand, an itemized deduction statement and any refund are due within fourteen days excluding weekends and legal holidays. Deductions and delivery must comply with Arizona law; ordinary wear is not Tenant-caused damage.

Utilities, services and maintenance

5. Utilities, services, and parking

Choose one payer for each service. For any split or other arrangement, specify the amounts or percentages and how the bill will be paid.

	Landlord	Tenant	N/A	Other
Electricity	☐	☐	☐	☐
Gas	☐	☐	☐	☐
Water	☐	☐	☐	☐
Sewer	☐	☐	☐	☐
Trash collection	☐	☐	☐	☐
Internet / cable	☐	☐	☐	☐
Other utilities or services	☐	☐	☐	☐

Other arrangements: identify each service and explain the split

Included appliances, services, parking, and storage

Utility billing and allocations remain subject to applicable law; an allocation or separate charge requires its applicable written disclosures.

6. Maintenance and condition

Landlord remains responsible for a fit and habitable dwelling and the duties imposed by A.R.S. § 33-1324. Tenant will keep the dwelling reasonably clean, dispose of waste properly, use facilities reasonably, and promptly report needed repairs. Tenant is responsible for damage caused by Tenant or persons for whom Tenant is legally responsible, beyond ordinary wear.

Maintenance contact and reporting instructions

Alterations and lock changes require written consent except as otherwise permitted by law. Neither party waives emergency assistance rights.

Access, house rules and move-out

7. Landlord access

Access must comply with A.R.S. § 33-1343. Except in an emergency or when impracticable, Landlord gives at least two days' notice and enters only at reasonable times for a lawful purpose. A maintenance request may authorize entry for that request as provided by law. Landlord will not abuse access or use it to harass Tenant.

8. Animals and community rules

Pet terms

These terms do not restrict assistance animals or reasonable accommodations protected by applicable law.

Smoking terms

Community rules supplied to the tenant

Rules and their enforcement must comply with applicable law.

9. Default, damage, and move-out

Each party retains the notices, remedies, and cure periods provided by Arizona law. This agreement does not authorize self-help eviction, unlawful seizure of Tenant's possessions, automatic acceleration of all future rent, or disposal of property contrary to law. Landlord must mitigate losses as required. Casualty, failure to deliver possession, abandonment, and personal property are governed by applicable law. On move-out Tenant returns keys and possession, removes belongings, and leaves the dwelling reasonably clean, allowing ordinary wear. Attorney fees may be awarded to the prevailing party only as permitted by law.

Contacts, disclosures and other terms

10. Management, notices, and disclosures

Name of the person authorized to manage the premises

Property manager address, including city, state and ZIP

Owner or agent authorized to receive service of process, notices and demands

Address for service and notices, including city, state and ZIP

Tenant's notice address is the dwelling unless lawfully updated. The phone numbers and email addresses above are for routine contact. Formal statutory notices must be delivered using a method allowed by A.R.S. § 33-1313 and other applicable law; routine text or email is not automatically a substitute. This signing link does not replace statutory notice. The Arizona Residential Landlord and Tenant Act is available on the Arizona Department of Housing website, housing.az.gov.

Year the home was built

Required lead-based paint disclosures for pre-1978 housing and other applicable disclosures must be supplied before signing.

Disclosures and addenda supplied to the tenant

11. Additional agreed terms

Additional terms (attach a continuation if needed)

Signatures

12. Entire agreement

This agreement and its identified addenda contain the parties' agreement. Changes require a new writing accepted by all parties; invalid terms do not remove other lawful terms. Arizona law governs. No term waives a protected right or excuses Landlord's legal liability.

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Tenant 1	Tenant 2	Tenant 3	Landlord

TENANT 1 SIGNATURE

Printed name

Date

Signature

TENANT 2 SIGNATURE

Printed name

Date

Signature

TENANT 3 SIGNATURE

Printed name

Date

Signature

LANDLORD / OWNER SIGNATURE

Landlord / owner printed name

Landlord / owner signature

Date signed