

RESIDENTIAL TENANCY LEASE

This Lease (the "Lease") is made effective as of _____, by and between TBI, LLC., d/b/a Cove Parkway Rentals, 960 Cove Parkway, Cottonwood, Arizona 86326 ("Landlord"), who is represented by Landlord's ("Agent"), and _____, _____ ("Tenant")(s).

The parties agree as follows:

PREMISES: Landlord, in consideration of the lease payments, leases to Tenant fully furnished Unit _____ (the "Premises") located at 960 Cove Parkway, Cottonwood, AZ 86326.

TERM: The term of this lease will be _____ -to- _____ beginning on _____ and will terminate on _____.

LEASE PAYMENTS. Tenant shall pay to Agent _____ per _____ plus tax, payable in advance on the first day of occupancy. Lease payments shall be made to the Agent at 960 Cove Parkway, Cottonwood, Arizona 86326. Payments shall be made via credit card, check, or cash secured by a credit card.

SECURITY DEPOSIT. At the time of the signing of this Lease, Tenant shall pay Agent, in trust, a security deposit of \$ _____, to be held and disbursed for Tenant damages or missing articles with regard to the Premises (if any) as provided by law.

POSSESSION. Tenant shall be entitled to possession on the first day of the term of this Lease, and shall yield possession to Agent on the last day of the term of this Lease, unless otherwise agreed by both parties in writing.

USE OF PREMISES. Tenant shall occupy and use the Premises as a dwelling unit. Tenant shall have no guest occupying the Premises for longer than one week without prior written consent of Agent.

INSPECTIONS. Agent and Tenant, prior to occupancy, will complete sign and date an inspection checklist, report at the beginning and at the end of the tenancy. This checklist is attached hereto and made a part of this Lease.

CARE AND USE OF PREMISES: Tenant will promptly notify the Agent of any damage or situation that may significantly interfere with the normal use of the Premises or to any furnishing or articles supplied by the Landlord.

DAMAGE TO FURNISHINGS/MISSING ARTICLES: Furnishing and other articles supplied by Landlord for Tenant's use in the Premises will be maintained and kept in good condition. There will be an additional charge to Tenant's credit card for any missing or damaged articles upon the termination of the Lease. Landlord has posted Premises Inventory clearly on Premises wall. **TENANT MUST REPORT ANY MISSING INVENTORY TO LANDLORD'S AGENT NO LATER THAN 24 HOURS AFTER CHECK IN.**

PETS: No pets shall be allowed on the Premises.

SMOKING: No smoking shall be allowed within the interior space of the Premises.

COOKING: No barbequing allowed within the Premises or on Premises patio.

INSURANCE: The Tenant understands that the personal property of the Tenant is not insured by the Landlord for damage or loss and the Landlord assumes no liability for any such loss.

MAINTENANCE: Landlord shall have the responsibility to maintain the Premises in good repair at all times and perform all repairs necessary to satisfy any implied warranty of habitation.

UTILITIES AND SERVICES: Landlord shall be responsible for all utilities and services in connection with the Premises.

TAXES: Landlord shall pay all real estate taxes and personal taxes which may be levied against the Premises.

DESTRUCTION OR CONDEMNATION OF PREMISES: If the Premises are damaged or destroyed Landlord, in its sole discretion may elect to repair the Premises or terminate the Lease upon thirty days written notice to the Tenant.

DEFAULTS: Tenant shall be in default of this Lease if Tenant fails to fulfill any lease obligation or term by which Tenant is bound. Subject to any governing provision of law to the contrary, if Tenant fails to cure any financial obligation within three (3) days after written notice of such default is provided by Landlord to Tenant, Landlord may take possession of the Premises without further notice (to the extent permitted by law), and without prejudicing Landlord's rights to damages. If the Landlord elects to cure any default the cost of such action shall be added to Tenant's financial obligations under this Lease. Tenant shall pay all costs, damages, and expenses, including reasonable attorney fees and expenses suffered by Landlord by reason of Tenant's defaults.

LATE PAYMENTS: Landlord shall assess a late payment fee of \$25.00 a day, for each day after the due date until the Lease payment and penalties are paid-in-full.

CUMULATIVE RIGHTS: The rights of the parties under this Lease are cumulative, and shall not be construed as exclusive unless otherwise required by law.

NON-SUFFICIENT FUNDS: Tenant shall be charged the maximum amount allowable under the applicable law for each check that is returned to Landlord for lack of sufficient funds.

ACCESS BY LANDLORD TO PREMISES: Subject to Tenant's consent (which shall not be unreasonably withheld), Landlord shall have the right to enter the Premises to make inspections, provide necessary services or repairs. As provided by law, in case of emergency Agent may enter the Premises without Tenant's consent.

ASSIGNABILITY/SUBLETTING: Tenant may not assign or sublease any interest in the Premises without the prior written consent of Landlord, which shall not be unreasonably withheld.

GOVERNING LAW: This Lease shall be construed in accordance with the laws of the State of Arizona.

SEVERABILITY: If any portion of this Lease shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable.

LANDLORD:
TBI, LLC.
960 Cove Parkway
Cottonwood, Arizona 86326

TENANT:

Agent for Landlord (Signature)

Signature

Name: _____
(Please Print)

Agent's Name (Please Print)

Address: _____
