

GENERAL INFORMATION FOR OUR TENANTS

REMEMBER WHEN YOU ARE READY TO BUY A HOME YOU NEED TO CALL US AT 520) 529-3400. WE WILL COORDINATE YOU GETTING RELEASED FROM YOUR LEASE OBLIGATION FOR UP TO 1 YEAR. WE CAN AND WILL SAVE YOU MONEY!!

Information in this form is intended to help you get the most for your money in your new home. Some information may be included in your lease agreement; some relates to Arizona Laws and the Landlord Tenant Act of 1973. We desire your tenancy with us to be long and enjoyable. Reading and understanding this information promotes maintaining a good understanding between us.

**Your rent is due on or before the FIRST day of each month & payable to:
Christopher Robert Corporation – 231 W. Giaconda Way, Suite 133 - Tucson, AZ. 85704**

Your rent must be delivered or postmarked by the THIRD day of each month when due. When paid after the 3rd day of the month due you will be charged a late fee of 20% of the amount due. Please do not be late with your rent! It is not our desire to create hardships of any kind. You are encouraged to pay your rent by either money order or cashier's check. Cash is highly discouraged for security and paper trail reasons. If you must pay in cash you will need to place cash in an envelope and place through letter slot at office. Call Barbara immediately to alert her that you have placed cash through slot. Barbara's number is 529-3400. When you choose to pay your rent with personal check, you take a risk that your check may be returned by your bank causing you to owe a 20% late fee and a return check charge as stated in your lease. If your check is returned it will not be re-deposited. Third party checks are never accepted. Arizona law prohibits us from accepting partial rents. If you are not able to pay your entire rent when due email Barbara@ChrisRobertCorp.com.

MOVING INTO YOUR NEW HOME - 1) Complete your move-in checklist and return to our office within 7 days of receiving keys. If you want us to send you a copy make sure to give us a self addressed stamped envelope. 2) Call us 3 to 5 days after sending in checklist to follow up on requested repairs. 3) It is your responsibility to give us your new phone numbers on your move in checklist and to keep us informed of any numbers changes for the length of your

tenancy. 4) In case of emergency requiring immediate attention call: Barbara Hulvey at 520) 529-3400. 5) Renter's personal property and liability insurance is your responsibility. Please do yourself a favor and buy this type of insurance prior to moving into property. It is an inexpensive peace of mind. We suggest you contact your insurance agent NOW!! 6) If a smoke detector is installed in your new home it is your responsibility and obligation to keep the detector operating unless you give us written notification that it is malfunctioning.

ARIZONA RESIDENTIAL LANDLORD AND TENANT ACT OF 1973:

Article 3. Section 33-1343 Access

A. The tenant shall not unreasonably withhold consent to the landlord to enter into the dwelling unit in order to inspect the premises, make necessary or agreed repairs, decorations, alterations, or improvements, supply necessary or agreed services or exhibit the dwelling unit to prospective or actual purchasers, mortgagees, tenants, workmen or contractors. B. The landlord may enter the dwelling unit without consent of the tenant in case of emergency. C. The landlord shall not abuse the right to access or use it to harass the tenant. Except in case of emergency or if it is impracticable to do so, the landlord shall give the tenant at least two days notice of his intent to enter and enter only at reasonable times. D. The landlord has no other right of access except by work order and as permitted by sections 33-1369 and 33-1370, or if the tenant has abandoned or surrendered the premises.

Our property owner has the legal right to market the property for sale at any time without alerting you the property is for sale. In all events the new owner must honor your lease if the property is sold by our owner as a point of law. (Laws are different if there becomes a need for a short sale or foreclosure.) We at Christopher Robert Corporation will advise you promptly if our owner decides to market the property. As stated the Landlord Tenant Act does provide for legal notice to be served by landlord before entering for any reason. Generally, it is better if we as the landlord and you as the tenant work together, as the need may arise, for us to enter to make it more convenient for you.

OUR GOAL IS TO PROTECT OWNER'S RIGHTS AND TENANTS RIGHTS AS WELL!