
TENANT AGREEMENT TO LIST PROPERTY

1. Parties: In consideration of the mutual promises and covenants herein contained:

2. _____
3. (Hereinafter called TENANTS), and RE/MAX Elite The Phoenix Area PM Team, 8154 S. Priest Dr. Suite 104
4. Tempe AZ 85284, called (LANDLORD) agree as follows

5. **TENANTS AGREE TO ALLOW THE PROPERTY LOCATED AT:**

6. _____

7. Commencing as of the _____ day of _____, 20 _____

8. to be listed for rent in order to release the TENANTS from the current lease agreement. The most probable show-
10. ing hours are from 9:00AM to 7:00PM. Tenants agree to a \$250.00 admin fee + MLS Commissions.

11. TENANTS mobile telephone will be called before showing. Extra effort is expected in keeping the yard neat and
12. the house clean during marketing. LANDLORD will not be placing a lockbox on TENANTS rental. It will be
13. TENANTS responsibility to make the home available to show to prospective TENANTS .

14. **ALL UTILITIES** must remain on during the term of this Listing. TENANTS shall maintain continuous service to
15. the Premises of all utilities which are currently connected to the property.

16. Any and all charges incurred during the lease break period will be paid by TENANT. These charges may include
17. but are not limited to rent as per the lease until a NEW LEASE BEGINS, LEASING FEES, CLEANING, LAND-
18. SCAPING, LOCK CHANGES, ETC...

19. Please be aware that this agreement does not release you from your current lease, you are still financially
20. obligated for your entire lease. Only when a new tenant has signed a lease and moved in will your obligation end.

21. Contact Information for showings _____

22. IT WILL BE TENANTS RESPONSIBILITY TO MAKE THE HOME AVAILABLE TO SHOW TO PROSPECTIVE
23. TENANTS. PLEASE REFER TO THE MOVE-OUT SECTION BELOW FOR FURTHER INFORMATION ON
24. SHOWING THE PROPERTY. CONTACT MANAGEMENT FOR FURTHER LEASE BREAK INFORMATION.

25. **MINIMUM SHOWING CONDITIONS:**

26. A) All beds made and rooms neat.

27. B) Floors are recently vacuumed; clutter free, especially no piles of dirty clothes.

28. C) Kitchen and baths are clean; sinks are clean and empty.

29. D) Walls are clean and unmarred.

30. E) Pets are out of the way, litter boxes are clean and odor free.

31. F) TV is off or on low so as not to be intrusive.

32. G) Yard is mowed and trimmed and in good condition.

33. H) Blinds/curtains are open and home is well lit (when possible).

34. The better the home shows, the more likely it will sell or rent quickly. The faster a new resident is found, the
35. less you will be bothered by showings. A home that shows well benefits everyone!

36. Carpets must be PROFESSIONALLY CLEANED BY A LANDLORD APPROVED VENDOR upon vacating. A
37. copy of the cleaning company's bill will be required at the move-out inspection. Please check with LANDLORD
38. for a list of acceptable carpet cleaning companies. The use of a rented "DO IT YOURSELF" cleaning unit will not
39. be considered acceptable. A professional carpet cleaning company is required. If carpets have not been cleaned
40. or a paid receipt from an approved vendor cannot be produced at the move out inspection, it will be done and
41. deducted from your security deposit.

42. **MOVE-OUT INSPECTION**

43. It is TENANTS responsibility to schedule TENANTS move-out inspection during business hours should TEN-
44. ANTS choose to be present. Please schedule as early as possible, especially if TENANTS are moving out of
45. state or during the last week of the month. Asking for a same day inspection is often impossible, as the PLAND-
46. LORD have a full schedule. TENANTS may request to be present at the inspection, but please do not follow the
47. LANDLORD through the house. LANDLORD give TENANTS the privilege of completing TENANTS initial report
48. without LANDLORD looking over TENANTS shoulder; please give LANDLORD the same consideration.
49. LANDLORD's report is final.

50. A) Inspections are made from 9:00am - 4:00pm Monday through Friday. Inspections will not be done on week-
51. ends, evenings or Holidays. They take approximately an hour, depending on the size of the home.

52. B) All utilities are to remain on for five to seven days after the inspection. This enables LANDLORD or other
53. vendors to have utilities for any additional work if all is not acceptable with the initial move out inspection.

54. C) Inspections are made only after TENANTS have completely vacated the unit, carpets have been profession-
55. ally cleaned and are dry (receipt required), yard is mowed, landscaping clean and trimmed, all trash is hauled off,
56. utilities still on and TENANTS are ready to turn over keys at the time of the inspection.

57. D) A room-by-room check will be made, including interior, exterior, grounds, appliances, windows, curtains,
58. blinds, etc.

59. E) A re-inspection fee (minimum, \$50.00) will be charged for each return trip that is required after the first appoint-
60. ment. If the Inspector arrives for the appointment and the house is not ready, the utilities are not on or the inspec-
61. tor cannot gain access to the home, the inspector will leave. TENANTS will be charged for all subsequent trips.

62. **SECURITY DEPOSIT REFUND**

63. As per Line 57 of TENANTS lease, THE SECURITY DEPOSIT MAY NOT BE USED AS THE LAST
64. MONTHS'S RENT. TENANTS security deposit, partial deposit refund or a letter stating how much TENANTS
65. owe due to damages will be mailed to the last known address within 14 business days of TENANTS final
66. move-out inspection or when LANDLORD obtains possession of the property. Possession occurs when keys
67. are returned to the inspector.

68. The following are some of the requirements for a full refund:

69. • LANDLORD has received from TENANTS a written 30-day notice prior to vacating as described in the
70. MOVE-OUT section of the handbook and Lines 255-256 of TENANTS lease.

71. • TENANTS have left the premises clean, undamaged, and followed all check out procedures in the lease and
72. the handbook.

- 71. • All walls are clean and unmarred (home interiors are not always fully painted between residents).
- 72. • All carpets have been professionally cleaned by an approved vendor and paid receipt given to Management
- 73. or Inspector upon move out.
- 74. • All landscaping has been trimmed, blown out, raked and debris removed from the property.
- 75. • You have paid all rent due, additional charges, HOA fines, etc.
- 76. • You have removed all possessions, rubbish, and discarded all items from the premises.
- 77. • You have provided a forwarding address and telephone number.
- 78. • You have an acceptable move out walk-through.

TENANTS INFO

Mailing Address

City State Zip Code

Home Phone

Mobile Phone

E-mail

TENANT SIGNATURE MO/DA/YR

PRINT TENANT NAME

LANDLORD / PM SIGNATURE MO/DA/YR

PRINT LANDLORD NAME

PRINT PROPERTY MANAGER NAME

ADDRESS

City State Zip Code

Mailing Address

City State Zip Code

Home Phone

Mobile Phone

E-mail

TENANT SIGNATURE MO/DA/YR

PRINT TENANT NAME

LANDLORD / PM SIGNATURE MO/DA/YR

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