

FEATURE COMPARISON

[Go Here to purchase the \\$99 Lease - 2016 Version](#)

[Go Here to purchase a Custom-Drafted Lease \(for individual, brokerage, or Addendum to AAR Lease\)](#)

LEASE: FEATURE	\$99 Lease	Custom Lease (for individuals, brokerages, & Addendum to AAR Lease)
All 8 notices required by Arizona law	✓	✓
In PDF format with fields that can be entered onscreen and saved to unique file name	✓	✓
Includes complete instructions	✓	✓*
Includes only the provisions applicable to you and your rental properties	✗	✓*
Drop-down menu of Owners	✗	✓ (if needed)*
Complies with out-of-state residential landlord requirement	✓	✓
Owner managed or Manager managed	✓	✓
Drop-down menu of Managers	✗	✓ (if needed)*
Drop-down menu of rental property addresses	✗	✓ (if needed)*
Occupants listed by name	✓	✓
Select personal property included	✓	✓
Personal property items custom-drafted to your facts	✗	✓*
Fixed-Term OR Month-to-Month tenancy	✓	✓
Rent Concession provision (Landlord's choice: in Lease or in separate addendum)	✗	✓
Daily Late Fee provision	✓	✓
Notice Fee (allowing Landlord to charge fee for 5-Day Notice or other Tenant default notice)	✓	✓
Hourly Cleaning, Maintenance & Repairs Fee	✓	✓
Drive-by Fee	✗	✓
Missed Appointment Fee	✗	✓
Returned Check Fee	✓	✓
Maximum security deposit reminder on form	✓	✓

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LEASE: FEATURE (continued)	<u>\$99 Lease</u>	<u>Custom Lease</u> (for individuals, brokerages, & Addendum to AAR Lease)
Purpose of nonrefundable fees/charges stated in lease as required by law	✓	✓
Homeowners association (HOA) provision	✓	✓ (if needed)
Tenant must pay for HOA violations	✓	✓ (if needed)
Lead-Based Paint provision - Includes separate Lead-Based Paint Addendum - Includes separate Lead-Based Paint pamphlet	✓	✓ (if needed)
Private pool provision - Includes pool notice required by state law - Pool maintenance done by Landlord or Tenant	✓	✓ (if needed)
Yard maintenance done by Landlord or Tenant	✓	✓
Tenant responsible for damage caused by Tenant, occupants, guests, and criminal acts	✓	✓
Bedbug provision - Includes bedbug notice required by state law	✓	✓ (if needed)
Includes disclosure regarding Arizona broker or salesperson license	✓	✓ (if needed)
Tenant accepts property in current condition (as long as property is habitable)	✓	✓
Defines “normal wear and tear”	✓	✓
Requires Tenant to give telephonic notice of emergency repair issues AND written notice	✓	✓
No sublet, assignment or transfer without Landlord’s consent	✓	✓
Requires renter’s insurance	✓	✓
Includes abandonment provision and allows Landlord to dispose of personal property if value thereof is less than cost to move, store and sell	✓	✓
Room for “special terms”	✓	✓
Signature line for Landlord as an individual and if Landlord is an LLC or corporation	✓	✓ Only the signature line you need*

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Attorney's fees provision	✓	✓
Attorney's fees provision with additional language favorable to Landlord	✓	✓
Attorney's fees provision with custom language for Landlord	✗	✓*
Rent payable via mail or other method	✓	✓
Rent payable via direct deposit (with special language)	✓	✓
Includes provision that limits the number of vehicles that may be parked on rental property	✓	✓
Includes provisions for keys, garage door openers, gated community access devices, and fees to be charged if damaged or not returned	✓	✓
Conduct by Tenant that is "Not Permitted" on first page of Lease	✓	✓*
Guaranty of Lease provision (allows Landlord to required personal guaranty; Example: parents signing Guaranty for college student/Tenant)	✓	✓
Death of Tenant provision (limits Landlord's liability regarding release of personal property)	✓	✓
Provision making other amounts due under the Lease collectable as "rent"	✓	✓
Ability to raise rent in a fixed-term lease if rental tax increases during lease term	✓	✓
Partial payment provision (allows, but does not obligate Landlord to take partial payment; sets forth how partial payments applied to amounts due)	✓	✓
Deposit provision (no interest paid to Tenant; Landlord can put into interest bearing account and keep interest; "Instructions" cover why Landlord should collect only one deposit, the security deposit, and no other deposits, including pet deposits, cleaning deposits, key deposits, etc.)	✓	✓
Utilities provision (disconnection of any utilities, for any reason, is a breach)	✓	✓
Phone provision (requires Tenant to have or get phone and to provide Landlord with current phone number)	✓	✓

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Extensive personal property provision (addresses Tenant's personal property during tenancy, after normal termination, after eviction, after abandonment, & after death of a Tenant)	✘	✔
Extensive disclosure provision	✔	✔
Option to allow or not allow pets	✔	✔
Option for Landlord to terminate tenancy if fire or casualty damage over \$1,000	✘	✔
Restrictions: no smoking, no waterbeds, no trampolines, and more	✔	✔ (as desired by Landlord)*
Landlord's Rules and Regulations provision	✘	✔ (if needed)
Crime Free provision	✔	✔
Guest Rent provision	✔	✔
Continuous Occupancy provision	✔	✔
Extensive list of Tenant obligation at move-out	✔	✔
Holdover Rent provision	✔	✔
Liquidated Damages provision (for specific Tenant defaults)	✔	✔
Admissibility of evidence at trial provision	✔	✔
Authorization to release information (gives Landlord contract right to release favorable or unfavorable information about Tenant to others)	✔	✔
Lease may be signed in counterparts	✔	✔
Digital copy of Lease enforceable without original	✔	✔
Disclosure of agency relationship of Manager	✘	✔
Waiver of jury trial	✔	✔
Notice provision (notice to one Tenant is notice to all Tenants)	✔	✔
Vehicles provision (restrictions on number, size, weight, parking, storage, etc.)	✘	✔

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Early termination provision (specific amount payable if Tenant breaks fixed-term lease)	✘	✔
“Material Noncompliance” defined	✘	✔
Performance under protest provision	✘	✔
1 hour consultation, good for 1 year	✘	✔
SEPARATE FORMS/NOTICES INCLUDED	<u>\$99 Lease</u>	<u>Custom Lease</u> (for individuals, brokerages, & Addendum to AAR Lease)
Forms are in PDF format with fields that can be entered onscreen and saved to unique file name	✔	✔
Lead-Based Paint pamphlet	✔	✔
Private Pool Safety Notice required by state law	✔	✔
Move-in Inspection form	✔	✔
Notice of Termination (for use by tenant at end of tenancy; requires Tenant’s forwarding address)	✔	✔
Rental Hold Agreement (used by landlord to “hold” unit for a period time; amount paid by tenant forfeited if tenant does not take possession)	✔	✔
Lease Extension form	✔	✔
5-Day Notice to Pay or Quit	✔	✔
5-Day Notice re: Health & Safety	✔	✔
10-Day Notice of Material Noncompliance	✔	✔
Notice of Abandonment	✔	✔
Notice of Immediate Termination (material & irreparable breach)	✘	✔
Option to Purchase Agreement	✔	✔
Tenant Application form	✘	✔
Tenant Information Sheet	✘	✔
Adverse Action notice (for use when denying tenant application because of credit or other reason)	✘	✔

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SEPARATE FORMS/NOTICES INCLUDED (continued)	<u>\$99 Lease</u>	<u>Custom Lease</u> (for individuals, brokerages, & Addendum to AAR Lease)
Partial Payment Agreement	✘	✔
Parking Violation notice	✘	✔
Multiple Purpose notice	✘	✔
Notice of Termination (by landlord; 3 separate reasons)	✘	✔
Demand for Possession notice	✘	✔
Itemized List of Deductions from Deposit (also known as Disposition of Deposit form)	✘	✔
Judgment Information Sheet (for recording judgment in county recorder's office)	✘	✔
Post-Judgment Notice to Tenant	✘	✔
SEPARATE ADDENDA	<u>\$99 Lease</u>	<u>Custom Lease</u> (for individuals, brokerages, & Addendum to AAR Lease)
Each addendum is in PDF format with fields that can be entered onscreen and saved to unique file name	✔	✔
Lead-Based Paint Addendum (federal law)	✔	✔
Guaranty of Lease	✔	✔
Pet Addendum (allows for "pet rent")	✔	✔
Personal Property Addendum (limits landlord's duty to repair or replace)	✘	✔
Special Terms Addendum (lets landlord add other terms on this addendum)	✔	✔
Foreclosure Addendum	✔	✔
Rent Concession Addendum (includes recapture of rent concession upon default by tenant)	✘	✔
Security Deposit Installment Agreement	✘	✔
Tenant Maintenance Addendum (tenant responsible for first \$25, \$50 or \$75 of repairs)	✘	✔
Shared Utilities Addendum	✘	✔

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