



**Property Management
Real Estate**

above in Today

MONTH TO MONTH RENTAL AGREEMENT

NAME Maria M. McKinney Date 12-20-11
 OFFICE 311 F. Canal Ave #4 Phoenix AZ 85020
 Street City State Zip
 Phone Cell Alt. Phone

Amount		Description	
\$	128.33	Electric	Tenney
\$	350.00	Gas	Tenney
\$	17.00	Garbage	City
\$	307.00	Sewer	City
\$	100.00	Water	City
\$	150.00		
\$	40.00		
\$	0.00		
\$	147.00		
\$	100.00		

Total: \$1,447.00

NOTE: Fees are not refundable.

Electric	Tenants
Gas	Tenants
Garbage	Collectors
Sewer	Collectors
Water	Collectors

Company Name: PRATT & Whitney Inc.
Address: 1402 W. Eisenhower Rd. Phoenix AZ 85018 Phone: (602) 242-1111
I certify that the information furnished is true and correct and that the company is not a subsidiary of any company listed on the NYSE or NASDAQ.

PLEASE PRINT AND READ CAREFULLY BEFORE SIGNING. Tenant(s) are held responsible for any and all damage to furnishings or premises. If damage is within independent.

APR 20 1988		APR 20 1988		APR 20 1988	
APR 20 1988	APR 20 1988	APR 20 1988	APR 20 1988	APR 20 1988	APR 20 1988
1	Range	☐	☒	Garage/Opener	☐
2	Refrigerator	☐	☒	Drapes	☐
3	Washer/Dryer	☐	☒	Shades	☐
4	Dishwasher	☐	☒	Carpet	☐
5	Microwave	☐	☒	Smoke Detector	☐
6	Garbage Disposal	☐	☒		☐

2. The Tenant has inspected the premises and has found it acceptable and ready for occupancy. The undersigned hereby certifies that the premises are as described in the foregoing inventory, in good order, and agrees that said tenancy will be subject to the conditions and agreements set forth herein and by the Landlord-Tenant Act of the State of Arizona.

1. The Tenant shall pay in the amount of \$ 350.00 Plus Tax \$ 7.00 Rent of \$ 357.00 per month for the above premises for the first day of each month in advance to Owner/Manager. In the event the rent shall continue on any day after the first day of the calendar month, the rent shall be collected from the date of commencement to and including the last day of the month. The first month may be extended and provided for a full month and balance due on the first day of the second month. The Tenant understands that he will receive no rent reduction or adjustment in consideration for the duration of service except as provided by law.

2. Tenant(s) agrees not to sublet and/or proutises nor assign this agreement nor any part thereof without the prior written consent of Owner/Manager. Tenant(s) will not make in a rooming(s) or any other person(s) not on this agreement without written consent of Owner/Manager.
3. Tenant(s) agrees that he has inspected the premises and accepts the condition of the premises in its present state, and that there are no needed repairs, changes or modifications to said premises to be made by Owner/Manager.
4. Tenant(s) has found the smoke detector(s) in working order and understands he is responsible for the maintenance as to Arizona State Law.
5. Tenant(s) has paid a processing fee (non-refundable) and a cleaning (deposit)(fee) and security/damage (deposit)(fee) in the sum of \$ 100 receipt of which is hereby acknowledged. The sum of \$ 250 is non-refundable and the security/damage and cleaning of \$ 50 being held in trust at RMO Bank, Inc. Trust Account which will be refundable if the following procedures are met:

- A. Tenant(s) has complied with this contract in its entirety and those pursuant to the Arizona State Landlord Tenant Law.
- B. Tenant(s) shall occupy unit no less than 10 Months.
- C. Tenant(s), upon termination, shall have and returned residence to its initial condition except for reasonable wear and tear.
- D. Tenant(s) shall remedy or repaired any damages to the premises to the satisfaction of Owner/Manager.
- E. Tenant(s) shall have replaced any lost or missing items of furnishings or equipment or has reimbursed Owner/Manager for such.
- F. Tenant(s) shall surrender to Owner/Manager the keys of premises. If the tenant fails to vacate the Premises as provided for in this agreement, the Owner/Manager shall be entitled to recover an amount equal to not more than two month's periodic rent or twice the actual damages sustained by the Owner/Manager, whichever is greater, as provided for in A.R.S. § 33-1375(C). The tenant shall be obligated to pay rent until the keys have been physically returned to the Owner/Manager. Leaving keys on or in the premises will not be considered a return of the keys. Initials BM

Within fourteen (14) days after the termination of the tenancy and the vacation of the premises, Owner/Manager shall mail to the Tenant's last known address a full and specific statement of the basis for retention of any or all of the deposit, together with the payment of any refund due the Tenant. Owner/Manager shall have the right to proceed against the Tenant to recover sums exceeding the amount of the Tenant's deposit/fee for cleaning, painting and/or any repairs to the property and replacement of any lost and/or missing items for which the Tenant is responsible.

7. Tenant(s) understands that if the total rent is not received by the 5 day of the month, a late fee of \$ 50 will be added to the rent owing and if not received by the 10 day of the month, another late fee of \$ 50 will be added to the rent owing. If a check is returned for any reason there will be an additional charge of \$ 50 added to the rent owing.
8. Tenant(s) shall be responsible for the bills of all services and utilities supplied to the premises, except Water, Gas, Sewer which shall be furnished by the Owner/Manager.
9. 33-1375 Periodic Tenancy: Article 8 - The Owner/Manager or the Tenant may terminate a monthly tenancy by a written notice given to the other at least 30 days prior to the periodic rental date specified in the notice.
10. Tenant(s) agree that the residence is to be used and occupied by tenant(s) and immediate family members only consisting of 1 adults and 2 children as a private dwelling residence and for no other purpose. Any and all guest(s) staying at said premises more than five (5) days with or without written approval understands that a dollar a day surcharge on each person may be charged by Owner/Manager and will be payable on demand.
11. Tenant(s) shall not use said premises or any part thereof for any illegal purpose. Tenant(s) agree to obey, conform and comply with all municipal, county and state codes, statutes, ordinances and regulations. Tenant also recognizes the Landlord-Tenant Law to be the governing force of tenancy.
12. Tenant(s) agrees (except where provided) to mow and water lawn and keep all lawn, flowers, shrubbery in good order and condition and to keep walkways on said premises free and clear of all obstructions, to include snow and ice.
13. Tenant(s) agrees to maintain all water and waste pipes in working order at all times. Any stoppage and or freezing due to tenant's neglect will be the responsibility of the tenant(s) to correct at tenant's own expense.
14. Tenant(s) agrees to repair and/or replace immediately any and all damaged windows and doors caused by tenants or guests neglect and payment's own expense.
15. Tenant(s) agrees not to restrain any pet for any length of time upon the premises without the prior written consent of the Owner/Manager. The non-refundable fee for this permission will be \$ 500.
16. Tenant(s) agrees to do no painting, wallpapering or other decorating in the unit or make any alterations, changes or additions to fixtures, locks or wiring without the prior written consent of Owner/Manager.
17. Tenant(s) agrees that all personal property in the residence shall be at the risk of the Tenant(s). Tenant(s) further agrees not to hold the Owner/Manager liable in any manner for, or on account of, any loss or damage sustained by action of any third party, fire, water, theft or the elements or for loss of any articles from any cause, from said residence or any other part of said building. Neither shall the Owner/Manager be liable for any injury to the Tenant(s), his family, guests, employees or any person residing in the apartment, building or property for which the residence is part. In the event Tenant(s) shall elect to store personal belongings in a storage unit provided by the Owner/Manager, then he does so at his own risk and the Owner/Manager shall be liable for such storage and said Owner/Manager assumes no

liability for loss or damage to such goods by fire, water, theft, title delivery or the disappearance of such goods for any reason, the Tenant(s) hereby releases said Owner/Manager, and his agents from any and all claims for damages arising out of the loss or damage to goods in storage for any reason whatsoever.

17. Tenant assumes all liability for personal injury, property damage or loss, and insurable risks. Owner/Manager strongly recommends that Tenant obtain and keep current's insurance in full force and effect during the full term of this Agreement.
18. Tenant(s) agrees that in the event of abandonment and accompanying default in rent, the Owner/Manager may immediately enter the residence and take possession of the property found within and may dispose of all property according to the Landlord-Tenant Law.
19. Tenant(s) agrees not to create any loud or unusual noises that are or would be objectionable to other tenants. Tenant(s) agrees not to install outdoor radio or television antennas without the prior approval of the Owner/Manager. Tenant(s) agrees that the Owner/Manager may upon thirty (30) days written notice or by posting in a conspicuous place, make such changes or additions as necessary to the unit and regulations stated herein.
20. Tenant(s) agrees to pay all costs, expenses, collection and attorney's fees, as allowed by law, either expected or incurred by Owner/Manager due to any breach or default by the Tenant(s) of any terms of this contract.
21. Tenant(s) agrees to keep premises clean and neat at all times, absent of all junk and any inoperable vehicles. Tenant(s) will at all times deposit garbage at the intended dump site or taken off premises.
22. The Owner/Manager increase rent only by written notice not less than thirty (30) days preceding the first of any month or thirty (30) days prior to any rent due date and in accordance to the Landlord-Tenant Law.
23. The Owner/Manager may terminate the tenancy by the delivery to the Tenant(s) a written notice in accordance with the Landlord-Tenant Law. These notices include:
 - A. Five (5) day notice of day or vacate.
 - B. Ten (10) day notice to comply with this Rental Agreement.
 - C. Thirty (30) day notice to vacate premises.
24. The Owner/Manager shall have the right to enter premises as pursuant to the Landlord-Tenant Law for
 - A. Inspection.
 - B. Repairs, alterations and/or improvements.
 - C. To supply and/or install any service.
 - D. Show unit for rent and/or sale.
25. The Owner/Manager shall serve all notices and/or documents by mail or by hand to the Tenant(s) at Above Address unless Tenant(s) has notified Owner/Manager of any different address. The serving address for the Owner/Manager is the address on this form. It is mutually agreed that actual delivery or mailing to the address supplied by Tenant(s) is actual notice to Tenant(s).
26. These premises do ☒ do not contain a swimming pool. If these Premises contain a swimming pool, Tenant acknowledges that of the Arizona Department of Health Services approved Private Pool Safety Notices as required by A.R.S. 338-1601(B) and A.D.H.S. 3-101. Tenant's initials are required YLS.
27. By signing below, tenant acknowledges that: 1) A free copy of the Arizona Residential Landlord and Tenant Act is available through the Arizona Secretary of State's Office, A.R.S. 333-3322; 2) The Owner/Manager shall furnish upon move-in, a move-in form for specifying any existing damages to the Premises; 3) The Tenant is hereby notified that Tenant is entitled to be present at the move-out inspection, A.R.S. 333-1321(C); 4) Tenant understands and agrees to the terms and conditions of this Agreement, and acknowledges a receipt of a copy of all pages of the Agreement and any addendum.

In witness whereof the Tenant(s) hereby agrees to the above terms conditions of the Rental Agreement.

X [Signature] _____
 Owner/Manager Signature Date 12-20-11

X [Signature] _____
 Tenant Signature Date 12-20-11

Send Rents RMC REALTY INC.
 1402 W. CAMELBACK RD
 PHOENIX AZ 85013

ADDENDUM to Month to Month Rental Agreement with RMG Realty

The following information in the current Rental Agreement is reviewed and updated:

Tenant: Malia M Makinney Date: Jan. 1st, 2012
Address: 811 E Carol Ave Apt. # 4 Phoenix, AZ 85026
Phone:

Owners: Veselina Dikov and Ivan Dikov
Contact Phone #: 602 561 6621

Monthly Rent: \$350.00 for 1 BRM unit

Tax: 2%: \$7.00

Tenant(s) shall pay in the amount of \$359.00 Plus Tax \$7.00 Rent of \$357.00 per month for the above premises on or before the 1st day of each month to the Owner.

All other Rental Agreement conditions are the same.

In witness whereof the Tenant(s) hereby agrees to the above terms conditions of this Addendum to the Rental Agreement.

Owner Signature:

Veselina Dikov

Tenant Signature:

Malia Makinney

480 395 9051

===== TENANT FINANCIAL HISTORY =====

From to 09/14/2015

Investor: CAROL AZ LLC

Property: 811 E. Carol Ave.#4
Phoenix, AZ 85020

Tenant: Malia Makinney

Lease Term From: 12/20/2011 to: 06/30/2012

Rent: 450.00 Due: _____ Late Charge: 50.00 after: _____ Service Charge: 0.00
Tax: 9.00 Until: _____ Chk Ret Chg: 45.00 7 Day Charge: 0.00
Deposit: 250.00

Home Phone: (480) 370-8209 Work Phone: Ext.

Date	Trx Type	Description	Charge	Payment	Pmt Type	Balance
03/01/2015	Rent & Tax	Rent Due 03/01/20	459.00			459.00
03/04/2015	Rent & Tax	MARCH RT 450.00, T		459.00	Check	0.00
04/01/2015	Rent & Tax	Rent Due 04/01/20	459.00			459.00
04/06/2015	Rent & Tax	APRIL RT 450.00, T		459.00	Check	0.00
05/01/2015	Rent & Tax	Rent Due 05/01/20	459.00			459.00
05/04/2015	Rent & Tax	MAY RT 450.00, TX		459.00	Check	0.00
06/01/2015	Rent & Tax	Rent Due 06/01/20	459.00			459.00
06/04/2015	Rent & Tax	JUNE RT 450.00, TX		459.00	Check	0.00
06/29/2015	Rent & Tax	JULY RT450.00, TX9.		459.00	Check	-459.00
07/01/2015	Rent & Tax	Rent Due 07/01/20	459.00			0.00
08/01/2015	Rent & Tax	Rent Due 08/01/20	459.00			459.00
08/05/2015	Rent & Tax	Aug 450, tx 9		459.00	Check	0.00
09/01/2015	Rent & Tax	Rent Due 09/01/20	459.00			459.00
09/08/2015	Rent & Tax	SEPT RT 450.00, TX		459.00	Check	0.00
						0.00