

# FEATURE COMPARISON

[Go Here to purchase the \\$199 Lease](#)

[Go Here to purchase a Custom-Drafted Lease](#)

LEASE: FEATURE	<a href="#">Free Lease</a>	<a href="#">\$199 Lease</a>	<a href="#">Custom Lease \$650 or \$695</a>
<b>All “notices” <u>AND</u> “special provisions” required by Arizona law</b>	✓	✓	✓
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)
<b>Complies with out-of-state residential landlord requirement</b>	✓	✓	✓
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	✓	✓	✓
List of personal property included (e.g., appliances)	✓	✓	✓
Personal property items custom-drafted to your facts	✗	✗	✓
<b>Fixed-Term OR Month-to-Month tenancy</b>	✓	✓	✓
Rent Concession provision (Landlord’s choice: in Lease or in separate addendum)	✗	✗	✓
<b>Daily Late Fee provision</b>	✓	✓	✓
<b>Notice Fee</b> (allows 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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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)
<b>Lead-Based Paint provision</b> - Includes separate Lead-Based Paint Addendum - Includes separate Lead-Based Paint pamphlet	✓	✓	✓ (if needed)
<b>Private pool provision</b> - Includes pool notice required by state law - Pool maintenance done by Landlord or Tenant	✓	✓	✓ (if needed)
Yard maintenance done by Landlord or Tenant	✓	✓	✓
<b>Tenant responsible for damage caused by Tenant</b>	✓	✓	✓
Tenant responsible for replacement value of damaged items, without proration or depreciation.	✗	✓	✓
Tenant responsible for damage caused by Tenant, <b>occupants, guests, and criminal acts</b>	✗	✓	✓
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)	✓	✓	✓
<b>Defines “normal wear and tear”</b>	✓	✓	✓
Requires Tenant to give telephonic notice of emergency repair issues AND written notice	✓	✓	✓
No sublet, assignment or transfer without Landlord’s consent	✓	✓	✓
<b>Requires renter’s insurance</b>	✓	✓	✓
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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<b>Attorney's fees provision</b>	✓	✓	✓
<b>Expanded</b> 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	✓	✓	✓
<b>Rent payable via direct deposit</b> (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 the first page of Lease	✗	✓	✓
<b>Guaranty of Lease provision</b> (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	✗	✓	✓
<b>Partial payment provision</b> (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)	✗	✓	✓
<b>"Instructions"</b> explain 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)
<b>Crime Free provision</b>	✘	✓	✓
<b>Guest Rent provision</b>	✘	✓	✓
<b>Continuous Occupancy provision</b>	✘	✓	✓
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 a contractual right to release <i>favorable or unfavorable</i> information about Tenant to others)	✘	✓	✓
Lease may be signed in counterparts	✘	✓	✓
<b>Digital copy of Lease enforceable without original</b>	✘	✓	✓
Disclosure of agency relationship of Manager	✘	✘	✓
<b>Waiver of jury trial</b>	✘	✓	✓
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	✗	✗	✓
<b>1 hour consultation, good for 1 year</b>	✗	✗	✓
<b>SEPARATE FORMS/NOTICES INCLUDED</b>	<u>Free Lease</u>	<u>\$199 Lease</u>	<u>Custom Lease \$650 or \$695</u>
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	✓	✓	✓
<b>Notice of Termination</b> (for use by tenant at end of tenancy; requires Tenant’s forwarding address)	✗	✓	✓
<b>Rental Hold Agreement</b> (used by landlord to “hold” unit for a period time; amount paid by tenant forfeited if tenant does not take possession)	✗	✓	✓
Lease Extension form	✗	✓	✓
<b>5-Day Notice to Pay or Quit</b>	✓	✓	✓
5-Day Notice re: Health & Safety	✗	✓	✓
<b>10-Day Notice of Material Noncompliance</b>	✓	✓	✓
Notice of Abandonment	✗	✓	✓
Notice of Immediate Termination (material and 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)	✗	✗	✓

<b>SEPARATE FORMS/NOTICES INCLUDED</b> (continued)	<u>Free Lease</u>	<u>\$199 Lease</u>	<u>Custom Lease \$650 or \$695</u>
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	✘	✘	✔
<b>SEPARATE ADDENDA</b>	<u>Free Lease</u>	<u>\$199 Lease</u>	<u>Custom Lease \$650 or \$695</u>
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)	✔	✔	✔
<b>Guaranty of Lease</b>	✘	✔	✔
<b>Pet Addendum</b> (allows for "pet rent" and nonrefundable fee)	✘	✔	✔
Personal Property Addendum (limits landlord's duty to repair or replace)	✘	✘	✔
<b>Special Terms Addendum</b> (lets landlord add other terms on this addendum)	✘	✔	✔
<b>Foreclosure Addendum</b>	✔	✔	✔
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	✘	✘	✔