

RESIDENTIAL LEASE AGREEMENT

for



_____ (Property Address)

1 1. This AGREEMENT is entered into this _____ day of _____, _____ between

2 3 BROKER, ALTA BAKER, ("LANDLORD") legal owner of the property through the Owner's

4 5 Tenant's Name: _____ Tenant's Name: _____

6 7 Tenant's Name: _____ Tenant's Name: _____

8 9 (collectively, "TENANT"), which parties hereby agree to as follows:

10 11 2. SUMMARY: The initial rents, charges and deposits are as follows:

	Total Amount	Received	Balance Due Prior to Occupancy
12 15 Rent: From _____, To _____	\$ _____	\$ _____	\$ _____
13 16 Security Deposit	\$ _____	\$ _____	\$ _____
14 17 Key Deposit	\$ _____	\$ _____	\$ _____
15 18 Admin Fee/Credit App Fee (Non-refundable)	\$ _____	\$ _____	\$ _____
16 19 Pet Deposit	\$ _____	\$ _____	\$ _____
17 20 Cleaning Deposit	\$ _____	\$ _____	\$ _____
18 21 Last Month's Rent Security	\$ _____	\$ _____	\$ _____
19 22 CIC Registration	\$ _____	\$ _____	\$ _____
20 23 Utility Proration	\$ _____	\$ _____	\$ _____
21 24 Sewer/Trash Proration	\$ _____	\$ _____	\$ _____
22 25 Other _____	\$ _____	\$ _____	\$ _____
23 26 Other _____	\$ _____	\$ _____	\$ _____
24 27 Other _____	\$ _____	\$ _____	\$ _____
25 28 Other _____	\$ _____	\$ _____	\$ _____
26 29 TOTAL	\$ _____	\$ _____	\$ _____

30 (Any balance due prior to occupancy to be paid in CERTIFIED FUNDS)

31 3. ADDITIONAL MONIES DUE: _____

32 34 36 4. PREMISES: Landlord hereby leases to TENANT and TENANT hereby leases from Landlord, subject to the terms and conditions of the lease, the Premises known and designated as _____ consisting of _____ ("the Premises").

37 38 39 40 5. TERM: The term hereof shall commence on _____ and continue until _____, for a total rent of \$ _____, then on a month-to-month basis thereafter, until either party shall terminate the same by giving the other party thirty (30) days written notice delivered by certified mail (all calculation based on 30 day month).

41 42 43 44 45 6. RENT: TENANT shall pay rent at the monthly rate of \$ _____, in advance, on the _____ day of every month beginning the _____ day of _____, and delinquent after _____ . There is no grace period. If rent is delinquent, it must be paid in the form of certified funds.

46 47 48 Residential Lease Agreement Rev. 9/09 Landlord _____ Tenant _____
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1 7. **PLACE OF PAYMENTS:** TENANT shall make all payments payable to SOUTHWEST MANAGEMENT GROUP
2 and shall mail such payments to: 2920 S. RAINBOW #140, LAS VEGAS, NV 89146
3 _____ -or- _____
4 _____ hand deliver such payments to
5 _____ during normal business hours.

6 8. **ADDITIONAL FEES:**

7
8 **A. LATE FEES:** In the event TENANT fails to pay rent when due, TENANT shall pay a late fee of
9 \$ 75.00 plus \$ 00.00 per day for each day after 3 days that the sum was due.
10

11 **B. DISHONORED CHECKS:** A charge of \$ 50.00 shall be imposed for each dishonored
12 check made by TENANT to LANDLORD. TENANT agrees to pay all rents, all late fees, all notice fees and all
13 costs to honor a returned check with certified funds. After TENANT has tendered a check which is dishonored,
14 TENANT hereby agrees to pay all remaining payments including rent due under this Agreement by certified funds.
15 Any payments tendered to LANDLORD thereafter, which are not in the form of certified funds, shall be treated as if
16 TENANT failed to make said payment until certified funds are received. LANDLORD presumes that TENANT is
17 aware of the criminal sanctions and penalties for issuance of a check which TENANT knows is drawn upon
18 insufficient funds and which is tendered for the purpose of committing a fraud upon a creditor.
19

20 **C. ADDITIONAL RENT:** All late fees and dishonored check charges shall be due when incurred and shall
21 become additional rent. **Payments will be applied to charges which become rent in the order accumulated.** All
22 unpaid charges or any fees owed by TENANT, including but not limited to notice fees, attorney's fees, repair bills,
23 utility bills, landscape/pool repair and maintenance bills and CIC fines will become additional rent at the beginning
24 of the month after TENANT is billed. TENANT'S failure to pay the full amount for a period may result in the
25 initiation of eviction proceedings. LANDLORD'S acceptance of any late fee or dishonored check fee shall not act as
26 a waiver of any default of TENANT, nor as an extension of the date on which rent is due. LANDLORD reserves the
27 right to exercise any other rights and remedies under this Agreement or as provided by law.
28

29 **9. SECURITY DEPOSITS:** Upon execution of this Agreement, TENANT shall deposit with LANDLORD as a
30 Security Deposit the sum stated in paragraph 2. **TENANT shall not apply the Security Deposit to, or in lieu of,**
31 **rent.** At any time during the term of this Agreement and upon termination of the tenancy by either party for any
32 reason, the LANDLORD may claim, from the Security Deposit, such amounts due Landlord under this Agreement.
33 Any termination prior to the initial term set forth in paragraph 5, or failure of TENANT to provide proper notice of
34 termination, shall result in TENANT forfeiting the Security Deposit. Pursuant to NRS 118A.242, LANDLORD
35 shall provide TENANT with a written, itemized accounting of the disposition of the Security Deposit within thirty
36 (30) days of termination. TENANT agrees, upon termination of the tenancy, to provide LANDLORD with a
37 forwarding address to prevent a delay in receiving the accounting and any refund.
38

39 **10. TRUST ACCOUNTS:** BROKER shall retain all interest earned, if any, on security deposits to offset
40 administration and bookkeeping fees.
41

42 **11. EVICTION COSTS:** TENANT shall be charged an administrative fee of \$ 55.00 per eviction
43 attempt to offset the costs of eviction notices and proceedings. TENANT may be charged for service of legal
44 notices and all related fees according to actual costs incurred.
45

46 **12. CARDS AND KEYS:** Upon execution of the Agreement, TENANT shall receive the following:

47 _____ Door key(s) _____ Garage Transmitter(s) _____ Other(s) _____
48 _____ Mailbox key(s) _____ Gate Card(s) _____ Other(s) _____
49 _____ Laundry Room key(s) _____ Gate Transmitter(s) _____ Other(s) _____

50 Tenant shall make a key deposit (if any) in the amount set forth in paragraph 2 upon execution of this Agreement.
51 The key deposit shall be refunded within 30 days of Tenant's return of all cards and/or keys to Landlord or
52 Landlord's BROKER.
53

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Landlord _____ Tenant _____
Tenant _____ Tenant _____
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1 **13. CONVEYANCES AND USES:** TENANT shall not assign, sublet or transfer TENANT'S interest, nor any part
2 thereof, without prior written consent of LANDLORD. TENANT shall use the Premises for residential purposes
3 only and not for any commercial enterprise or for any purpose which is illegal. TENANT shall not commit waste,
4 cause excessive noise, create a nuisance or disturb others.
5

6 **14. OCCUPANTS:** Occupants of the Premises shall be limited to _____ persons and shall be used solely for
7 housing accommodations and for no other purpose. TENANT represents that the following person(s) will live in the
8 Premises: _____
9
10

11 **15. GUESTS:** The TENANT agrees to pay the sum of \$ 14.00 per day for each guest remaining on
12 the Premises more than 21 days. Notwithstanding the foregoing, in no event shall any guest remain on the
13 Premises for more than 21 days.
14

15 **16. UTILITIES:** LESSEE shall immediately connect all utilities and services of premises upon commencement of
16 lease. LESSEE is to pay when due all utilities and other charges in connection with LESSEE's individual rented
17 premises. Responsibility is described as (T) for Tenant and (O) for Owner:

Electricity _____	Trash _____	Phone _____	Other _____
Gas _____	Sewer _____	Cable _____	Other _____
Water _____	Septic _____	Association Fees _____	

18 a. TENANT is responsible to connect the following utilities in TENANT'S name: _____
19
20
21

22 b. LANDLORD will maintain the connection of the following utilities in LANDLORD's name and bill
23 TENANT for connection fees and use accordingly: REPUBLIC SERVICE BASIC TRASH: \$15.00
24 PAID WITH MONTHLY RENT

25 c. No additional phone or cable lines or outlets shall be obtained for the Premises without the
26 LANDLORD's written consent. In the event of LANDLORD's consent, TENANT shall be responsible for all
27 costs associated with the additional lines or outlets.
28

29 d. If an alarm system exists on the Premises, TENANT shall obtain the services of an alarm services
30 company and shall pay all costs associated therewith.
31

32 e. Other: _____
33
34

35 **17. PEST NOTICE:** TENANT understands that various pest, rodent and insect species (collectively, "pests") exist in
36 Southern Nevada. Pests may include, but are not limited to, scorpions (approximately 23 species, including bark
37 scorpions), spiders (including black widow and brown recluse), bees, snakes, ants, termites, rats, mice and pigeons.
38 The existence of pests may vary by season and location. Within thirty (30) days of occupancy, if the Premises has
39 pests, LANDLORD, at TENANT's request, will arrange for and pay for the initial pest control spraying. TENANT
40 agrees to pay for the monthly pest control spraying fees. The names and numbers of pest control providers are in the
41 yellow pages under "PEST." For more information on pests and pest control providers, TENANT should contact the
42 State of Nevada Division of Agriculture at www.agri.nv.gov.
43

44 **18. PETS:** No pet shall be on or about the Premises at any time without written permission of LANDLORD. In the
45 event TENANT wishes to have a pet, TENANT will complete an Application for Pet Approval. Should written
46 permission be granted for occupancy of the designated pet, an additional security deposit in the amount of \$
47 _____ will be required and paid by TENANT in advance subject to deposit terms and conditions aforementioned. In the
48 event written permission shall be granted, TENANT shall be required to procure and provide to Landlord written
49 evidence that TENANT has obtained such insurance as may be available against property damage to the Premises and
50 liability to third party injury. Each such policy shall name LANDLORD and LANDLORD'S AGENT as additional
51 insureds. A copy of each such policy shall be provided to Landlord or Landlord's BROKER prior to any pets being
52 allowed within the Premises. If TENANT obtains a pet without written permission of LANDLORD, TENANT agrees
53 to pay an immediate fine of \$500. TENANT agrees to indemnify LANDLORD for any and all liability, loss and

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Landlord _____

Tenant _____

Tenant _____

Tenant _____

Tenant _____

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1 damages which LANDLORD may suffer as a result of any animal in the Premises, whether or not written
2 permission was granted.
3

4 **19. RESTRICTIONS:** TENANT shall not keep or permit to be kept in, on, or about the Premises: waterbeds, boats,
5 campers, trailers, mobile homes, recreational or commercial vehicles or any non-operative vehicles except as
6 follows:

7 **TENANT shall not conduct nor permit any work on vehicles on the premises.**
8

9 **20. ALTERATIONS:** TENANT shall make no alterations to the Premises without LANDLORD's written consent. All
10 alterations or improvements made to the Premises, shall, unless otherwise provided by written agreement between
11 parties hereto, become the property of LANDLORD and shall remain upon the Premises and shall constitute a
12 fixture permanently affixed to the Premises. In the event of any alterations, TENANT shall be responsible for
13 restoring the Premises to its original condition if requested by LANDLORD or LANDLORD's BROKER.
14

15 **21. DEFAULT:** Failure by TENANT to pay rent, perform any obligation under this Agreement, or comply with any
16 Association Governing Documents (if any), or TENANT's engagement in activity prohibited by this Agreement, or
17 TENANT's failure to comply with any and all applicable laws, shall be considered a default hereunder. Upon
18 default, LANDLORD may, at its option, terminate this tenancy upon giving proper notice. Upon default,
19 LANDLORD shall issue a proper itemized statement to TENANT noting the amount owed by TENANT.
20 LANDLORD may pursue any and all legal and equitable remedies available.
21

22 **22. ENFORCEMENT:** Any failure by LANDLORD to enforce the terms of this Agreement shall not constitute a
23 waiver of said terms by LANDLORD. Acceptance of rent due by LANDLORD after any default shall not be
24 construed to waive any right of LANDLORD or affect any notice of termination or eviction.
25

26 **23. NOTICE OF INTENT TO VACATE:** TENANT shall provide notice of TENANT's intention to vacate the
27 Premises at the expiration of this Agreement. Such notice shall be in writing and shall be provided to
28 LANDLORD prior to the first day of the last month of the lease term set forth in section 5 of this Agreement.
29 In no event shall notice be less than 30 days prior to the expiration of the term of this Agreement. In the event
30 TENANT fails to provide such notice, TENANT shall be deemed to be holding-over on a month-to-month basis
31 until 30 days after such notice. During a holdover not authorized by LANDLORD, rent shall increase by
32 10.000 %.
33

34 **24. TERMINATION:** Upon termination of the tenancy, TENANT shall surrender and vacate the Premises and shall
35 remove any and all of TENANT'S property. TENANT shall return keys, personal property and Premises to the
36 LANDLORD in good, clean and sanitary condition, normal wear excepted. TENANT will allow LANDLORD to
37 inspect the Premises in the TENANT'S presence to verify the condition of the Premises.
38

39 **25. EMERGENCIES:** The name, address and phone number of the party who will handle maintenance or essential
40 services emergencies on behalf of the LANDLORD is as follows: SOUTHWEST MANAGEMENT GROUP : 2920
41 S. RAINBOW#140 ; LV, NV 89145 . (702) 871-5177
42

43 **26. MAINTENANCE:** TENANT shall keep the Premises in a clean and good condition. TENANT shall immediately
44 report to the LANDLORD any defect or problem pertaining to plumbing, wiring or workmanship on the Premises.
45 TENANT agrees to notify LANDLORD of any water leakage and/or damage within 24 hours of the occurrence.
46 TENANT understands that TENANT may be held responsible for any water and/or mold damage, including the
47 costs of remediation of such damage. TENANT shall be responsible for any **MINOR** repairs necessary to the
48 Premises up to and including the cost of \$ 100.00 . TENANT agrees to pay for all repairs,
49 replacements and maintenance required by TENANT'S misconduct or negligence or that of TENANT'S family, pets,
50 licensees and guests, including but not limited to any damage done by wind or rain caused by leaving windows
51 open and/or by overflow of water, or stoppage of waste pipes, or any other damage to appliances, carpeting or the
52 building in general. At LANDLORD'S option, such charges shall be paid immediately or be regarded as additional
53 rent to be paid no later than the next monthly payment date following such repairs.
54

1 TENANT shall change filters in the heating and air conditioning systems at least once every month, at
2 TENANT's own expense. LANDLORD shall maintain the heating and air conditioning systems and provide for
3 major repairs. However, any repairs to the heating or cooling system caused by dirty filters due to TENANT
4 neglect will be the responsibility of TENANT.
5

6 b. TENANT shall replace all broken glass, regardless of cause of damage, at TENANT's expense.
7

8 c. In the case of landscaping and/or a swimming pool being maintained by a contractor, TENANT agrees to
9 cooperate with the landscape and/or pool contractor in a satisfactory manner. LANDLORD provided landscaping
10 maintenance is not to be construed as a waiver of any responsibility of the TENANT to keep and maintain the
11 landscaping and/or shrubs, trees and sprinkler system in good condition. In the event the landscaping is not being
12 maintained by a Contractor, TENANT shall maintain lawns, shrubs and trees. TENANT shall water all lawns,
13 shrubs and trees, mow the lawns on a regular basis, trim the trees and fertilize lawns, shrubs and trees. If
14 TENANT fails to maintain the landscaping in a satisfactory manner, LANDLORD may have the landscaping
15 maintained by a landscaping contractor and charge TENANT with the actual cost. Said costs shall immediately
16 become additional rent.
17

18 d. LANDLORD shall be responsible for all major electrical problems that are not caused by TENANT.
19

20 e. TENANT X shall -OR- shall not have carpets professionally cleaned upon move out. If cleaned,
21 TENANT shall present LANDLORD or LANDLORD's BROKER with a receipt from a reputable carpet cleaning
22 company.
23

24 f. There is -OR- is not a pool contractor whose name and phone number are as follows: _____
25

26 If there is no such contractor, TENANT agrees to maintain the pool, if any. TENANT agrees to maintain the
27 water level, sweep, clean and keep in good condition. If TENANT fails to maintain the pool in a satisfactory
28 manner, LANDLORD may have the pool maintained by a licensed pool service and charge TENANT with the
29 actual cost. Said costs shall become additional rent.
30

31 **27. ACCESS:** TENANT agrees to grant LANDLORD the right to enter the Premises at all reasonable times and for all
32 reasonable purposes including showing to prospective lessees, buyers, appraisers or insurance agents or other
33 business therein as requested by LANDLORD, and for BROKER's periodic maintenance reviews. If TENANT fails
34 to keep scheduled appointments with vendors to make necessary/required repairs, TENANT shall pay for any
35 additional charges incurred which will then become part of the next month's rent and be considered additional rent.
36 TENANT shall not deny LANDLORD his/her rights of reasonable entry to the Premises. LANDLORD shall have
37 the right to enter in case of emergency and other situations as specifically allowed by law. LANDLORD agrees to
38 give TENANT twenty-four (24) hours notification for entry, except in case of emergency.
39

40 **28. INVENTORY:** It is agreed that the following inventory is now on said premises. (Check if present, cross out if
41 absent.)
42

_____ Refrigerator	_____ Intercom System	_____ Spa Equipment
_____ Stove	_____ Alarm System	_____ Auto Sprinklers
_____ Microwave	_____ Trash Compactor	_____ Auto Garage Openers
_____ Disposal	_____ Ceiling Fans	_____ BBQ
_____ Dishwasher	_____ Water Conditioner Equip.	_____ Solar Screens
_____ Washer	_____ Floor Coverings	_____ Pool Equipment
_____ Dryer	_____ Window Coverings	_____ Other

50 TENANT assumes responsibility for the care and maintenance thereof.
51

52 Residential Lease Agreement Rev. 9/09 Landlord _____ Tenant _____ Tenant _____
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Property: _____

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1 notify LANDLORD in writing and provide a copy of the assessment/inspection report. LANDLORD will then
2 have ten days to elect to correct such deficiencies and/or hazards or to terminate this agreement. In the event of
3 termination under this paragraph, the security deposit will be refunded to TENANT. (If the property was
4 constructed prior to 1978, refer to the attached Lead-Based Paint Disclosure.)
5

6 g. TENANT may display the flag of the United States, made of cloth, fabric or paper, from a pole, staff or in a
7 window, and in accordance with 4 USC Chapter 1. LANDLORD may, at its option, with 30 days notice to
8 TENANT, adopt additional reasonable rules and regulations governing the display of the flag of the United States.
9

10 h. TENANT may display political signs subject to any applicable provisions of law governing the posting of
11 political signs, and, if the Premises are located within a CIC, the provisions of NRS 116 and any governing
12 documents related to the posting of political signs. All political signs exhibited must not be larger than 24 inches
13 by 36 inches. LANDLORD may not exhibit any political sign on the Premises unless the tenant consents, in
14 writing, to the exhibition of the political sign. TENANT may exhibit as many political signs as desired, but may
15 not exhibit more than one political sign for each candidate, political party or ballot question.
16

17 **33. CHANGES MUST BE IN WRITING:** No changes, modifications or amendment of this Agreement shall be valid
18 or binding unless such changes, modifications or amendment are in writing and signed by each party. Such changes
19 shall take effect after thirty days notice to TENANT.
20

21 **34. CONFLICTS BETWEEN LEASE AND ADDENDUM:** In case of conflict between the provisions of an
22 addendum and any other provisions of this Agreement, the provisions of the addendum shall govern.
23

24 **35. ATTORNEY'S FEES:** In the event of any court action, the prevailing party shall be entitled to be awarded against
25 the losing party all costs and expenses incurred thereby, including, but not limited to, reasonable attorney's fees and
26 costs.
27

28 **36. NEVADA LAW GOVERNS:** This Agreement is executed and intended to be performed in the State of Nevada in
29 the county where the Premises are located and the laws of the State of Nevada shall govern its interpretation and
30 effect.
31

32 **37. WAIVER:** Nothing contained in this Agreement shall be construed as waiving any of the LANDLORD's or
33 TENANT's rights under the laws of the State of Nevada.
34

35 **38. PARTIAL INVALIDITY:** In the event that any provision of this Agreement shall be held invalid or
36 unenforceable, such ruling shall not affect in any respect whatsoever the validity or enforceability of the remainder
37 of this Agreement.
38

39 **39. VIOLATIONS OF PROVISIONS:** A single violation by TENANT of any of the provisions of this Agreement
40 shall be deemed a material breach and shall be cause for termination of this Agreement. Unless otherwise provided
41 by the law, proof of any violation of this Agreement shall not require criminal conviction but shall be by a
42 preponderance of the evidence.
43

44 **40. SIGNATURES:** The Agreement is accepted and agreed to jointly and severally. The undersigned have read this
45 Agreement and understand and agree to all provisions thereof and further acknowledge that they have received a
46 copy of this Agreement.
47

48 **41. LICENSEE DISCLOSURE OF INTEREST:** Pursuant to NAC 645.640, _____
49 is a licensed real estate agent in the State(s) of NEVADA, and has the following interest, direct
50 or indirect, in this transaction: Principal (LANDLORD or TENANT) -OR- family relationship or business
51 interest.
52
53

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Tenant _____ Tenant _____

Tenant _____ Tenant _____

Property: _____

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42. CONFIRMATION OF REPRESENTATION: The Agents in this transaction are:

Tenant's Broker: _____ Agent's Name: _____
Address: _____
Phone: _____ Fax: _____ Email: _____
License # _____

Landlord's Broker: ALTA BAKER Agent's Name: _____
Address: 2920 S. RAINBOW #140, LAS VEGAS, NV 89146
Phone: (702) 871-5177 Fax: (702) 871-7910 Email: _____
License # _____

43. NOTICES: Unless otherwise required by law, any notice to be given or served upon any party hereto in connection with this Agreement must be in writing and mailed by certificate of mailing to the following addresses:

BROKER: ALTA BAKER
Address: 2920 S. RAINBOW #140; LV, NV 89146
Phone: (702) 871-5177 Fax: (702) 871-7910 Email: _____

TENANT:
Address: _____
Phone: _____ Fax: _____ Email: _____

44. ADDENDA ATTACHED: Incorporated into this Agreement are the following addenda, exhibits and other information:

- A. Lease Addendum for Drug Free Housing
- B. Smoke Detector Agreement
- C. Other: GEN ADDENDA
- D. Other: COLLECTION POLICY
- E. Other: _____

[This space is intentionally blank.]

Residential Lease Agreement Rev. 9/09 Landlord _____ Tenant _____ Tenant _____
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1 45. ADDITIONAL TERMS AND CONDITIONS: PROPERTY IS RENTED IN "AS IS" CONDITION.
2 NO SMOKING INSIDE. NO PETS/ANIMALS UNLESS APPROVED BY LANDLORD AND DEPOSIT
3 PAID.

4 _____
5 _____
6 _____
7 _____
8 _____
9 _____
10 _____
11 _____
12 _____
13 _____
14 _____
15 _____
16 _____
17 _____
18 _____
19 _____
20 _____

21 _____
22 LANDLORD/OWNER OF RECORD NAME

TENANT'S SIGNATURE _____ DATE _____
Print Name: _____
Phone: _____

26 ALTA BAKER
27 MANAGEMENT COMPANY (BROKER) NAME

TENANT'S SIGNATURE _____ DATE _____
Print Name: _____
Phone: _____

31 By _____
32 Authorized AGENT for BROKER SIGNATURE DATE

TENANT'S SIGNATURE _____ DATE _____
Print Name: _____
Phone: _____

34 REALTOR®

TENANT'S SIGNATURE _____ DATE _____
Print Name: _____
Phone: _____

Residential Lease Agreement Rev. 9/09 _____ Landlord _____ Tenant _____
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FORECLOSURE ADDENDUM TO RESIDENTIAL LEASE AGREEMENT

for _____
(Property Address)

In reference to the Residential Lease Agreement ("Lease Agreement") executed by _____
as Tenant(s) and _____
as Owner by and through _____
Owner's Broker SOUTHWEST MANAGEMENT GROUP ("Broker"), dated _____
covering the real property at _____, the parties hereby agree

that the Agreement be amended as follows:

1. NOTICE OF DEFAULT/FORECLOSURE. Tenant(s) is notified that Owner has agreed to notify Broker of any defaults on any loans, mortgages, assessments or trust deeds. The filing of a Notice of Default by a lender or other lien holder commences a foreclosure period which lasts, at a minimum, three months plus 21 days. Tenant(s) is further notified that Owner has authorized Broker to notify Tenant(s) and make arrangements to terminate the Lease Agreement if Broker receives any notice indicating that Owner is any one of the following situations: (1) default of any loan, mortgage, assessments or trust deed; (2) any stage of the foreclosure process including a deed-in-lieu of foreclosure; (3) default in making any payments associated with this property; or (4) acceptance of a short sale contract. In such event, Owner has authorized Broker to negotiate termination of the Lease Agreement.

2. TERMS OF LEASE AGREEMENT. During any foreclosure period, the Tenant(s) shall honor ALL CONDITIONS of the current Lease Agreement including the timely payment of rent as stated in the Lease Agreement. Nevada law grants the Owner a redemption period, and the Owner remains as the legal owner of record until the actual time of the foreclosure sale.

3. RETURN OF SECURITY DEPOSITS. Once the Tenant(s) vacates the property, the Owner has authorized Broker to release ALL security deposits (including non-refundable deposits) back to the Tenant(s) with no further obligations from the Tenant(s) or Broker. The 30-day period required by Nevada law for the return of the security deposits still applies. The property must be returned in the same general condition as the Tenant(s) occupied the property. Upon Tenant(s)'s request, Broker will attempt to find a new home to rent/lease/purchase for Tenant(s).

When executed by both parties, this Addendum is made an integral part of the aforementioned Lease Agreement. WHEN PROPERLY COMPLETED, THIS IS A BINDING CONTRACT. IF YOU DO NOT FULLY UNDERSTAND ITS CONTENTS, YOU SHOULD SEEK COMPETENT LEGAL COUNSEL BEFORE SIGNING.

LANDLORD/OWNER OF RECORD _____ TENANT'S SIGNATURE _____ Date _____

SOUTHWEST MANAGEMENT GROUP _____ Date _____
MANAGEMENT COMPANY (BROKER) _____ TENANT'S SIGNATURE _____

By _____ Date _____
 Authorized Agent for Broker _____ Date _____
 REALTOR® _____ Date _____

Move-In Inventory & Condition Form

We would like to welcome you as a new resident to our property. This inventory check-in/check out is for your protection as well as ours. Your deposit money is refundable only to the extent it is not used for back rent, cleaning, or damage beyond reasonable use and repair. You are reminded that a **WRITTEN** thirty (30) day notice of termination is required, unless a short length of time has been agreed upon in writing.

PLEASE COMPLETELY FILL IN THIS FORM AND RETURN TO OUR OFFICE WITHIN ONE WEEK

OF YOUR MOVE-IN. Return it to Southwest Management Group, Inc 2920 S Rainbow Blvd #140, Las Vegas, NV 89146.

Name: _____ Phone # _____

Address: _____ Move-in Date _____

Area or Furnishing	Condition Upon Arrival			Remarks	
	1	2	3		
Kitchen/ Dining Area	Cabinets/Pantry				
	Floor Covering				
	Walls, Ceiling, Counters				
	Refrigerator, Trays & Rails				
	Stove & Oven				
	Hood & Fan				
	Sink & Garbage Disposal				
	Dishwasher				
	Microwave				
	Windows, Screens				
Living Room	Light Fixtures/Bulbs				
	Other				
	Floor Covering				
	Walls & Ceiling				
	Light Fixtures/Bulbs				
	Windows, Screens				
	Window Coverings				
	Ceiling Fans				
	Other				
Bedrooms	Floor Covering				
	Walls & Ceiling				
	Closet (Door & Tracks)				
	Window Coverings/Screens				
	Light Fixtures/Bulbs				
	Ceiling Fans				
	Other				
Bathroom	Floor Covering				
	Walls, Ceiling, Tile				
	Shower (Door & Runner)				
	Tub				
	Sink/Medicine Cabinet				
	Under Sink				
	Ventilation Fan				
	Window Screens				
	Light Fixtures/Bulbs				
	Mirrors				
Other					
Additional Items	Entry Hall				
	A/C & Heating Unit				
	Water Heater				
	Thermostat				
	Moulding/Base Boards				
	Doors (locks, etc)				
	Electric Fixtures (outlets)				
	Smoke Detectors				
	Gas Fireplace				
	Patio/Storage				
Garage/Garage Door Opener					
Covered Parking Area					
Driveway/Garage Floor					
Washer					
Dryer					
Front Landscape					
Rear Landscape					
Misc (cable, switch plates, outlets)					
Other					

Notice: The tenant shall be responsible for the condition of this property "AS IS" and any damage beyond normal wear and tear will be paid at tenants expense. For additional remarks please use the back side of this form.

Tenant _____ Date _____

Reviewed by Property Manager _____ Date _____