



Legal Compliance

Registration of AZ Rental Property and Statutory Agent

Rental Registration:

Under A.R.S. § [33-1902](#), an owner of a residential rental property in Arizona must register certain information relating to the property and its ownership with the County Assessor. ALL owners of residential rental properties must register their properties regardless of whether the tenant is a family member. Under the statute, out-of-state owners must designate a statutory agent who lives in Arizona who will accept legal service on behalf of the owner. Whether organized in Arizona or elsewhere, a corporation, limited liability company, partnership, limited partnership, trust or real estate investment trust must not only designate a statutory agent, but must also register the name, address and telephone number of both the ownership entity and a principal within the entity as set forth in the registration form. Failure to register the property or to timely update any information required by A.R.S § [33-1902](#) may subject the owner to penalties and other consequences as provided in the statute. **Arizona Property Management & Investments requires Owner to name Broker as the Statuary Agent.**

- () I have Registered my Property with the County Assessor.
() I would like Arizona Property Management & Investments to Register my Property for a Fee of \$50 (This includes county fee when applicable)

Owner Signature

Date

Owner Signature

Date

Licensing

Owner Authorizes Arizona Property Management & Investments to add the Property to Broker's Master Tax License where possible. Arizona Property Management & Investments will complete City Tax Reports and forward appropriate Taxes on behalf of the Owner. Some Cities require that each Property have Individual Licenses. Arizona Property Management & Investments will Notify Owner when this is required. Owner must File and Register for the Appropriate License.

If City License is Required:

- () I have Registered and Filed for City License
() I would like Arizona Property Management & Investments to Register and File for the City License for a Fee of \$50 plus the Cost of the Individual License.

Owner Signature

Date

Owner Signature

Date



Owner's Obligation

Protection Plan for Evictions

Arizona Property Management & Investments Protection Plan costs \$10.00 a Month per Property while Occupied. By enrolling in the Plan, if the Tenant placed by Arizona Property Management & Investments has to be evicted from the Property we will cover the Expense of a Non-Contested Eviction. Non-Contested Eviction constitutes approximately 90% of Evictions. If the Tenant should Contest, the Owner will be responsible to cover the additional cost incurred by Arizona Property Management & Investments. For Properties where the Owner placed the Tenant or by Another Property Management Company, there shall be a 6 Month waiting Period before we will cover the Cost of the Eviction. *If you Elect not to participate in the Protection Plan for Evictions, Owner will be required to pay the cost of the Eviction which can normally range from \$300-\$600.*

- () Yes, Please Enroll me in the Protection Plan for Evictions
- () No, I do not wish to Enroll in the Protection Plan for Evictions

Owner Signature

Date

Owner Signature

Date

Foreclosure

Owner agrees to keep the Property in Good Standing as required by Lines 100-102 of Property Management Agreement. Should Arizona Property Management & Investments and/or Tenant be Notified of a Foreclosure Notice placed on the Property, an additional Fee of \$150 a Month will be assessed until either the Property Management Agreement is Terminated or Ownership is Transferred. Owner acknowledges that the Tenant shall be entitled to a Full Refund of their Security Deposit and allowed to Terminate the Lease Agreement with no recourse.

Owner Signature

Date

Owner Signature

Date





Affiliated Business Disclosure

Arizona Property Management & Investments is affiliated with Arizona Handyman and Remodeling Services, LLC. As the result of this relationship, they may share Client's and Tenant's information for Maintenance related issues. Arizona Handyman and Remodeling Services, LLC may also receive Financial or other benefits from its Preferred Venders. Owners retain the right to utilize their Own Professional Handyman, Contractors, and Remodeling Service Vendors.

Owner Signature

Date

Owner Signature

Date

