

Desert Breeze Villas Condominiums Rental Requirements

The Desert Breeze Villas Condominiums has partnered with the Phoenix Police Department:

“CRIME FREE MULTI-HOUSING PROGRAM”



The purpose of this program is to ensure a safe and quality living environment for all residents of our community. *This applies to all rentals contracts longer than 30 days in length.*

There are certain requirements that ALL residents of rental property must adhere to.

These requirements include:

1. No felonies for past 10 years.
2. No felonies involving murder, manslaughter, children or sex offenses, ever.
3. No misdemeanors involving drugs, gangs, weapons, theft, crimes against children, sex crimes, disorderly conduct, assault or any violent crimes within the last five (5) years.
4. Must sign the Crime Free Lease Addendum prior to receiving keys.
5. Must have a minimum of twenty five thousand dollars (\$25,000) in renters insurance naming the unit owner and Desert Breeze Villas as additional insured and loss payee, having provided proof of purchase of the same prior to receiving the keys.
6. No past evictions from rental property.
7. The occupancy standard is two (2) persons per bedroom; bedrooms designated by the floor plan as bedrooms.
8. Background Checks
9. Verification of Employment
10. Signing and complying with the CRIME FREE LEASE ADDENDUM

A signed copy of the crime free lease addendum must be submitted to the Desert Breeze Villas Condominiums within 10 days of the least start date to:

Desert Breeze Villas Condominiums
C/o Total Property Management
4020 N 20th St Suite 310
Phoenix, AZ 85016
Ph: 602-952-5581 Fax: 602-952-7265
Email: jparker@totalpm.com

The Desert Breeze Villas Home Owners Association (HOA) wishes to thank all of our residents for their support of this program as we implement this program for safety and well being of our community.

Crime Free Lease Addendum

Desert Breeze Villas Condominiums
10030 W. Indian School Rd Phoenix, AZ 85037

Unit # _____

In consideration of the execution or renewal of a lease of the dwelling unit identified in the lease, Owner and Resident agree as follows:

Resident, any members of the resident's household or a guest or other persons affiliated with the resident:

1. Shall not engage in criminal activity, including drug-related criminal activity, on or near the said premises. "Drug related criminal activity" means the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute, or use an illegal or controlled substance (as defined in Section 102 of the Controlled Substance Act [21 U.S.C.802])
2. Shall not engage in any act intended to facilitate criminal activity
3. Shall not permit the dwelling unit to be used for, or to facilitate criminal activity, regardless or whether the individual engaging in such activity is a member of the household, or a guest
4. Shall not engage in the unlawful manufacturing, selling, using, storing, keeping, or giving of an illegal or controlled substance as defined in A.R.S. 13-3451, at any locations, whether on or near the dwelling unit premises
5. Shall not engage in any illegal activity, including prostitution as defined in A.R.S. 13-3211, criminal street gang activity as defined in A.R.S. 13-105 and A.R.S. 13-2308, threatening or intimidating as prohibited in A.R.S.13-1202, assault as prohibited in A.R.S. 13-1203, including but not limited to the unlawful discharge of a weapon, on or near the dwelling unit premises, or any breach of the lease agreement that otherwise jeopardizes the health, safety, and welfare of the landlord, his agent, or other tenant, or involving imminent or actual serious property damage, as defined in A.R.S. 33-1368
6. VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE AND GOOD CAUSE FOR IMMEDIATE TERMINATION OF TENANCY. A single violation of any of the provisions of this added addendum shall be deemed a serious violation, and a material and irreparable non- compliance. It is understood that a single violation shall be good cause for immediate termination of the lease under A.R.S. 33-1377, as provided in A.R.S. 33-1368. Unless otherwise provided by law, proof of violation shall not require a criminal conviction, but shall be by a preponderance of the evidence
7. In case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of this addendum shall govern
8. This LEASE ADDENDUM is incorporated into the lease executed or renewed this day between Owner and Resident.

Tenant Signature

Printed Name

Date

Property Manager/Owner's Signature

Printed Name

Date

**Desert Breeze Villas Condominiums
Tenant Registration Form**

1. This form must be submitted within 10 days of a new tenant moving in.
2. Owners are responsible for the timely registration of their tenants with the HOA as well as their actions and any fines for violations.
3. The HOA does not contact and / or manage tenants. All communication is sent to the owner who must inform Tenants of issues and violations.
4. Owners must provide the information required below and amend the information if it changes.
5. It is REQUIRED that Owners provide Tenants with all the Documents, Rules & Regulations and Policies of the Community and note that the information has been provided in their leases so as to best manage the lease and to provide quiet enjoyment of the community by all.

Required Information from Owner and Signature

Desert Breeze Villas Condominiums
10030 W. Indian School Rd Phoenix, AZ 85037

Unit # _____

Tenant(s): _____
Printed Name Printed Name

Tenant Phone# Tenant Email

Lease Start: _____ Lease End: _____

Submitted by: _____
Print Name Date

Owner Signature

This form can be mailed, faxed or e-mailed to the Management Company

Desert Breeze Villas Condominiums
C/o Total Property Management
4020 N 20th St Suite 310
Phoenix, AZ 85016
Ph: 602-952-5581 Fax: 602-952-7265
Email: jparker@totalpm.com