

# RENTAL CONTRACT

## HOWARD'S PLACE

1313 N. High School Avenue

P.O. Box 418

Thatcher, AZ 85552

[www.howardsplacere rentals.com](http://www.howardsplacere rentals.com)

Scott Howard 928-322-1652 (repairs)

I \_\_\_\_\_ agree to rent mobile home number \_\_\_\_\_ in Howard's Place from \_\_\_\_\_ to \_\_\_\_\_. I agree to the following conditions:

1. The rental fee for the term of this lease is \$700.00 for each full month. The first payment is due before you move in, and it will cover rent for the first and last month you will be inhabiting the trailer. The other payments are to be made on or before the first of each month and are considered late after the 5<sup>th</sup> of the month.
2. **I understand fully that I will receive no refund if I move out anytime before the term of the lease is up.**
3. I agree to pay a \$500.00 Security/Cleaning Deposit that may be partially refundable upon completion of my contractual term. Fifty dollars is retained by the Landlord for the Security Deposit and \$450 is available to you as the tenant to earn back. To receive a partial refund up to \$450.00 for the cleaning deposit I understand that the trailer must be in the same shape as it was when I moved into it less reasonable wear and tear. I understand that if damage has been done to the trailer or it is not clean upon my move out I will not receive a refund. I also understand that should damage occur during the year by another roommate I should report it immediately so that I am not held liable. Landlord has 14 days to mail deposit refund.
4. Rent should be paid thru Venmo to @Howards-Place marked as Friends and Family, not as a service. Rent may also be paid by mailing your payment to Howard's Place, P.O. Box 418, Thatcher, AZ 85552. Rent should never be brought to the Landlord's home. This should be paid no later than the 5<sup>th</sup> to avoid late penalties.
5. If rent is not paid by the 5<sup>th</sup> of each month, there will be a \$5.00 per day late payment fee, which will be strictly enforced. If the rent is not paid by the 10<sup>th</sup> of each month, plus the penalty fee, at the option of the landlord, you may be asked to vacate the mobile home.
6. I understand that a \$25.00 fee will be charged for all returned checks. This is due as soon as I am notified that there was a problem with my check.
7. I understand that business for Howard's Park is not conducted on Sundays unless there is an emergency.
8. There will only be the number of occupants in the mobile home agreed upon by the renters and the landlord at the time of the contract, and according to our agreement, there will be \_\_\_\_\_ in this mobile home. This rule is to be strictly adhered to, and any infractions will mean immediate eviction.

9. I understand that inspections may be conducted by the Landlord to verify that rules are being followed and that the correct number of tenants are inhabiting the trailers. Landlord agrees to give at least 48 hours notice before each inspection. I understand that Arizona law does not require notice by the Landlord before eviction.
10. The landlord will maintain the grounds of the rental property however, porches are to be left clean and free of furniture, debris, car parts, etc by you as the tenant. It is the responsibility of the renter to notify the landlord immediately of any needed repairs or service especially leaks. If repairs are not reported deposit refunds will not be paid.
11. There are no pets of any kind allowed in the park or mobile home. This includes birds, or small pets in cages.
12. There is to be no smoking or use of drugs **within the mobile home or on the premises**. This includes all forms of e-cigarettes. Medicinal Marijuana is also prohibited from being smoked in the trailer. I understand that should I or anyone visiting me be found disobeying this rule I will be evicted from the property immediately. I understand that it is my responsibility to make any of my visitors aware of this policy and if I fail to do so I will be held accountable.
13. Tenant(s) shall be responsible for the payment of all utilities and services besides water. Landlord agrees to pay for water for the trailer. Electric and Gas are set up in the tenants name and it's their responsibility to pay these in full each month. The Trash bill will be paid with the rent and is \$10/trailer per month.
14. The signature of the renter shows that I have read and understand the contract fully and that it has my approval and I am willing to abide by the conditions of this contract and the rules and regulations posted in the mobile home.

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(Renter's Signature)

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(Date)

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Shelley Howard, Manager

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(Date)

April 14, 2026