



**Deserama  
2434 E Main St  
Mesa, Arizona 85213  
480-964-8850**

\*Other (Itemize):

\_\_\_\_\_ \$ \_\_\_\_\_ Per Month

\_\_\_\_\_ \$ \_\_\_\_\_ Per Month

- c) This mobile home park has a standard rent increase anniversary date of January 1 (month and day).
- d) Landlord may at any time, increase rents to compensate Landlord for increases in Landlords costs of insurance, taxes, or utility increases as provided in ARS §33-1413.
- e) In all instances, rent shall be payable on the first day of each month at the Manager's office without notice or demand and rent forwarded by mail shall not be deemed paid until it is received by Manager. Tenant shall pay in addition to the rent, all transaction, privilege, sales, or similar taxes applicable to rent.
- 3) DEPOSITS AND INITIAL PAYMENT — Received from Tenant the sum of:  
US \_\_\_\_\_ evidenced by: \_\_\_\_\_ (form of payment), which upon acceptance of the Lease Agreement, Landlord or its Agent shall apply said funds as follows:

Rent: First Month (land lease only excluding utilities):	\$ _____
Deposit: Security (1 month rent plus \$100 utility):	\$ _____
Deposit: Key deposit ( \$25.00):	\$ _____
Fee: (Non-refundable background and credit check):	\$ _____
Total funds received from Tenant:	\$ _____

In the event that this Agreement is not accepted by the Landlord or its Agent within seven (7) days, the total deposit shall be refunded less the non-refundable background and credit check noted above. All payments are either in the form of a check, money order, cash or credit card. All payments must be remitted in US funds. Should a payment need to be remitted to a foreign bank, the Tenant will be charged \$15.00 per transaction for each payment that is received and processed.

- 4) LATE CHARGES — In addition to all other rights and remedies of Landlord and without prejudice to Landlord's right to terminate this agreement for non-payment of rent, tenant shall pay to Landlord a late charge in the amount of twenty-five dollars (\$25.00) for any rent not received within five (5) days after it is due, and five dollars (\$5.00) per day if it remains unpaid thereafter. Separate late charges will accrue on each month's rent that is late or unpaid.
- 5) IMPROVEMENTS — Tenant must make any and all improvements to any mobile home or tenant owned appurtenance maintained on the Premises, until said mobile home and appurtenances meet or surpass all standards as set forth in the Park's current Rules and Regulations and Statements of Policy. Additionally tenant shall make repairs when necessary to maintain said mobile home at the standards set forth in the Park's current Rules and Regulations and Statements of Policy. Permanent improvements required by the Statements of Policy do not apply to mobile homes already in the Park at the time of creation of tenancy. They do apply to spaces on which tenants are placing mobile homes.
- 6) USE — Sub-leasing is permitted during the subleasing agreement dates. Tenant shall be fully responsible for the conduct of all members of his household and for all guests of tenant while in the Park. The Premises will be used solely as the site for the mobile home described below (the Mobile Home), which shall be used solely for residential purposes and occupied only by tenant and the following named residents: (Extra Persons)

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Person 1) \_\_\_\_\_

Phone numbers: \_\_\_\_\_

Vehicle Make, Model, Plate #, Proof of Ins.: (up to 2 vehicles per space): \_\_\_\_\_

Person 2) \_\_\_\_\_

Phone numbers: \_\_\_\_\_

Vehicle Make, Model, Plate #, Proof of Ins.: (up to 2 vehicles per space): \_\_\_\_\_

Tenant warrants and represents to Landlord that the following information is accurate:

- a) Name and address of mobile home's legal owner: \_\_\_\_\_  
\_\_\_\_\_
  - b) Make of mobile home: \_\_\_\_\_
  - c) Model of mobile home: \_\_\_\_\_
  - d) Year of manufacture: \_\_\_\_\_
  - e) Size of home: \_\_\_\_\_
  - f) Serial number (VIN #): \_\_\_\_\_
  - g) Name and address of lien holder, if any: \_\_\_\_\_
  - h) Tenant agrees to notify Landlord within ten days of any changes in the above information, the release of any lien on the mobile home, or the creation of a new lien on the mobile home.
- 7) UTILITIES — Utility service shall be paid for as indicated below:  
Electric: Tenant Pays  
Water: Tenant Pays  
Waste Water: Tenant Pays  
Natural Gas: Tenant Pays  
Trash: Landlord Pays  
Other: Tenant Pays
- 8) GUEST FEE — Landlord may charge a guest fee of ten dollars (\$10.00) per night for any guests who stay at the tenant's mobile home for more than fourteen (14) days in a calendar month. If a guest stays more than thirty (30) days in a calendar year, that guest becomes a permanent tenant and is subject to prior approval of management and the charges listed above in section 2.
- 9) ATTORNEY'S FEES — In the event Landlord or Tenant commences litigation to construe or to enforce this Lease Agreement, or to recover damages for breach of this Lease Agreement, or to obtain possession of the Premises, the prevailing party shall be entitled to recover his/her reasonable attorney's fees.
- 10) RIGHT OF FIRST REFUSAL — If during the term of this Lease or any extension thereof, the Tenant shall accept an offer to purchase Tenant's Mobile Home or if Tenant intends to enter into an Agreement for the sale of said property, Tenant shall first give Landlord written notice setting forth the name and address of the prospective buyer, the purchase price, and all of the terms and conditions of the proposed sale. After delivery of such notice, the Landlord shall have the right to purchase the property upon the same terms and conditions. This right of first refusal shall be exercised by certified mailing or personal delivery to Tenant within 72 hours of receipt of this notice. Should Landlord elect not to purchase on such terms within said 72 hours, the right of first refusal shall be deemed expired and Tenant may proceed to sell the property upon the terms and conditions set forth in the notice to Landlord. This provision shall not apply to sales by Tenant to individuals who intend to keep the Mobile Home on the premise, who intend to reside therein, and who make application to Landlord for approval as Tenants and who are in fact approved.
- 11) NOTICES — In accordance with ARS§33-1432. Landlord does hereby disclose the following:
- a) Authorized Manager of Premises and Address:  
Essential Group Management LLC  
4913 Trillium Ln  
Edina, MN 55435

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- b) Person authorized to act for and on behalf of owner for purposes of service of process and for the purpose of receiving and receipting notices and demands and address:  
National Registered Agents Inc  
638 N. 5th Ave.  
Phoenix, AZ 85003
  - c) Owner of the Premises and Address:  
Deserama Essential Group. LLC  
4913 Trillium Ln.  
Edina, MN 55435
  - d) All notices provided for herein and under applicable law shall be in writing and shall be delivered to tenant at the Premises unless notice of a different address for the giving of notices is provided in writing.
- 12) JURY TRIAL WAIVER — The parties hereby waive their respective rights to trial by jury in forcible entry and detainer actions.
- 13) REMOVAL OF HOME FROM PARK — Tenant shall not remove the mobile home from the Park until a Clearance for Removal is received from Landlord. The Rules and Regulations set forth requirements pertaining to the condition of the space following removal of the home which must be complied with.
- 14) DOCUMENTATION — All tenants must provide management with a copy of the following:
- a) Arizona MVD manufactured home title and completed registration card.
  - b) A copy of the Tenant's current insurance policy.
  - c) Valid proof of age (current driver's license, issued ID, or passport).
  - d) Emergency contact.
  - e) Paid receipt of personal property tax.
- Tenant agrees to hold the Landlord harmless and be responsible for all fines, expenses, and legal fees arising from any legal proceedings that may arise from any local/city, state or federal government agencies due to failure to obtain the same or updated documentation from a Tenant.
- 15) RULES AND REGULATIONS — Tenant agrees to abide by all provisions of the Park's Rules and Regulations as currently written and as amended, including special rules posted at the Park's facilities.
- 16) STATEMENTS OF POLICY — Tenant agrees to abide by all provisions of the Park's Statements of Policy as currently written and as amended. A copy of the current Statements of Policy is attached hereto and incorporated herein by reference.
- 17) EXECUTION — Tenant has ten (10) days from \_\_\_\_\_ date of Landlord's tender of this unexecuted agreement to complete, sign, and return to Landlord this Lease Agreement.

Deserama Essential Group LLC  
DBA: Deserama Mobile Home Community

Tenant 1: \_\_\_\_\_

Tenant 2: \_\_\_\_\_

Manager: \_\_\_\_\_ Date 1: \_\_\_\_\_

Date: \_\_\_\_\_ Date 2: \_\_\_\_\_