

# FURNISHED RESERVATION FORM

DATE \_\_\_\_\_

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

PHONE \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL \_\_\_\_\_

CHECK IN DATE (4:00 PM) \_\_\_\_\_ CHECK OUT DATE (11:00 AM) \_\_\_\_\_

RENTAL UNIT \_\_\_\_\_

RENTAL RATE: \$ \_\_\_\_\_

RENTAL TAX: + \_\_\_\_\_

TOTAL RENT: \$ \_\_\_\_\_ PER \_\_\_\_\_

DEPOSITS: \$ \_\_\_\_\_ REFUNDABLE SECURITY DEPOSIT  
*(\$1,000 - \$1,500 Not a credit toward rent - Call office for amount)*

\$ \_\_\_\_\_ NON-REFUNDABLE CLEANING DEPOSIT  
*(\$70 - \$200 - Call office for amount)*

\$ \_\_\_\_\_ ADDITIONAL DEPOSITS \_\_\_\_\_

TOTAL DEPOSITS: \$ \_\_\_\_\_

I (WE) UNDERSTAND THAT THE ABOVE PROPERTY IS FULLY FURNISHED AS INVENTORIED AND AGREE TO LEAVE THE UNIT IN GOOD CONDITION AND AT ALL TIMES TAKE CARE AND PROTECT THE FURNISHINGS AGAINST LOSS OR DAMAGE. NONE OF THE ITEMS SHALL BE REMOVED FROM THE PREMISE. NABERS PROPERTY MANAGEMENT AND REAL ESTATE NOR OWNER ARE RESPONSIBLE FOR ANY PERSONAL ITEMS IN UNIT. ALL UNITS ARE NON-SMOKING AND DO NOT ALLOW PETS UNLESS STATED ON THIS FORM. DEPOSIT IS TO BE PAID IN ADVANCE TO RESERVE THE PROPERTY. CANCELLATIONS PRIOR TO 60 DAYS OF ARRIVAL, ANY DEPOSITS HELD WILL BE REFUNDED, IF LESS THAN 60 DAYS DEPOSIT RETURN IS SUBJECT TO OWNER'S APPROVAL. REFUNDABLE SECURITY DEPOSIT WILL BE RETURNED TO TENANT WITH IN 50 DAYS OF DEPARTURE LESS ANY CHARGES. ALL RENTS ARE PAYABLE PRIOR TO OCCUPANCY BY CASH, CHECK OR MONEY ORDER. NABERS PROPERTY MANAGEMENT AND REAL ESTATE HAS OPTION TO DEPOSIT FUNDS IN AN INTEREST BEARING ACCOUNT WITH ALL INTEREST ACCRUING TO THE BENEFIT OF NABERS TO OFFSET ADMINISTRATIVE COST.

**CHECK IN TIME IS 4:00 PM ON CHECK IN DATE AND CHECK OUT TIME IS 11:00 AM ON CHECK OUT DATE. ALL KEYS MUST BE RETURNED TO NABERS PROPERTY MANAGEMENT UPON CHECK OUT.**

I (WE) HAVE READ AND AGREE TO THE TERMS AND CONDITIONS OF THIS AGREEMENT:

\_\_\_\_\_  
TENANT / DATE

\_\_\_\_\_  
TENANT / DATE



NABERS PROPERTY MANAGEMENT & REAL ESTATE  
13404 N. La Montana Dr. Suite 4 - P.O. Box 18388, Fountain Hills, Arizona 85269  
TF (866) 837-9807 - PH (480) 837-9807 - FX (480) 837-9818 - Nabers@NabersRealty.com



# FURNISHED RESERVATION FORM

By signing below Tenant acknowledges that:

1. A free copy of the Arizona Residential Landlord and Tenant Act is available through the Arizona Secretary of State's office or may be viewed on our website [www.nabersrealty.com](http://www.nabersrealty.com) under "Our Services".
2. Tenant is responsible to complete a physical inspection and investigation of premises including verification of inventory and note any damage conditions present and discrepancies in inventory in writing on the Nabers Furnished Rental Inspection Form received during Check-in. This Furnished Rental Inspection Form must be returned to our office within **72 hours of check-in**.
3. As the tenant, it is your obligation to maintain dwelling unit. Please notify Nabers Property Management immediately of any situation or occurrence that requires maintenance or repairs. Tenant is responsible for the repairs needed due to negligence on clogged toilets, tubs, sinks and garbage disposals during occupancy.
4. The Parties to this agreement agree to indemnify and hold harmless Brokers, Property Managers, and any of their respective agents, representatives or employees from any loss, claim, liability or expense arising from injury to any person or damage to or loss of any property, in any way caused by Landlord or Tenant and their guest, invitees, agents, pets or others under their control.
5. Tenant assumes all liability for personal injury, property damage or loss and insurable risks. Landlord strongly recommends that Tenant obtains and keep renters insurance in full force and effect during the full term of the agreement.
6. Both Landlord and Tenant agree to comply with applicable laws, ordinances, regulations, covenants, conditions and restrictions, and Homeowners Association rules and regulations concerning the premises. Tenant agrees to supervise Tenant's family, guests and invitees to insure their compliance with these rules, regulations and laws. Tenant shall be responsible for any actions of Tenant's family, guests and invitees who violate this agreement or Landlord rules or regulations. Tenant is responsible for any fines or penalties assessed by any governing body as a result of Tenant's violation of any of these rules, regulations and laws.
7. Leaving keys in or on the premise at departure will not be considered a return of keys. Tenant agrees to pay all cost related to replacing lost or unreturned keys, garage door openers or main gate clickers.
8. Tenant shall pay a late charge of \$30 for all checks returned from the bank unpaid for any reason.

I (WE) HAVE READ AND AGREE TO THE TERMS AND CONDITIONS OF THIS AGREEMENT:

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TENANT / DATE

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