



## LATE PAYMENT NON-WAIVER AGREEMENT AND PROMISSORY NOTE

In consideration of my occupancy for the month of \_\_\_\_\_, 20\_\_\_\_,  
I, \_\_\_\_\_ (“Tenant”), promise to pay AZ Home Renters, LLC (“Landlord”) my total  
balance due including unpaid rent, taxes, admin fee, late fees, any prior balance and a \$15.00  
convenience fee in the amount of \$ \_\_\_\_\_, payable as follows:

Payment Date	Payment Amount
____/____/____	\$ _____
____/____/____	\$ _____
____/____/____	\$ _____
____/____/____	\$ _____

**All Payments must be made in certified funds and must include your late fees; partial payments will not be accepted.**

It is your responsibility to calculate what your late fees will be based on the date you plan to pay and to include them in your rent payment. Per your lease your late fees are as follows:  
\$50.00 initial charge after due day 1, then \$15.00 per day

I understand and agree that “Landlord” does not waive its rights under the law or the Rental Agreement. I re-affirm my agreement to pay all future rent not later than the first (1<sup>st</sup>) of each month. I also understand and agree that I am currently in default of my Rental Agreement.

I understand that my failure to make any of the above stated payments on the past due rent owed will constitute a default of this Partial Payment Non-Waiver Agreement. I understand that I am subject to a Judgment (if no Judgment has been entered) and the premises is subject to a lock-out through a Writ Of Restitution without further notification by the Landlord if this matter has already proceeded to Judgment.

Furthermore, I understand that, in consideration for being allowed to make a partial payment, this agreement shall be deemed the five day notice requirement of ARS § 33-1368, receipt of which is hereby acknowledged. I understand I will be liable for late fees, attorney fees, court costs, lease break fees and rental concessions.

\_\_\_\_\_  
Tenant Name

\_\_\_\_\_  
Tenant Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Address

\_\_\_\_\_  
Landlord or Landlord’s Agents Signature