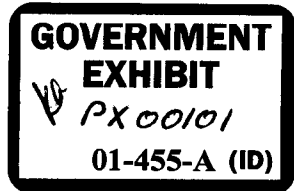


INDIAN SPRINGS VILLAGE APARTMENTS

FILE CHECKLIST

Name: Ahmani Nawaf M. / Hanjour Apt. #: S 2144

- Application:
- Credit Checked
- Approved
  
- Lease:
- Typed
- Signed
  
- Guest Card with identification
- Release of Liability
- Concession Addendum, if applicable
- Video Library
- Move In / Move Out Checklist
- Crime Free Lease Addendum
- Smoke Detector Acknowledgement
- Qualifying Criteria
- Renter's Insurance Acknowledgement
- Covered/Uncovered Parking
- Safety Manual Acknowledgement
- Appliance Operating Instructions
- N/A Pet Agreement, if applicable
- Utility Agreement
- N/A Cosigner Agreement, if applicable
- General Rental Provisions Addendum
- Key Agreement, if applicable
- Emergency Maintenance
- N/A Fireplace Safety, if applicable
- Fitness Center Addendum
- Apartment Security Acknowledgement



THE SPRINGS VILLAGE APARTMENTS

FILE CHECKLIST

Name: ARHAZAMH / MARJOUR Apt. #: 52144

Application:

Credit Checked

Approved

Lease:

Typed

Signed

Guest Card with identification

N/A  Concession Addendum, if applicable

Move In / Move Out Checklist

Smoke Detector Acknowledgement

Renter's Insurance Acknowledgement

Safety Manual Acknowledgement

N/A  Pet Agreement, if applicable

Utility Agreement water & power

N/A  Cosigner Agreement, if applicable

General Rental Provisions Addendum

Key Agreement, if applicable

Emergency Maintenance

N/A  Fireplace Safety, if applicable

Fitness Center Addendum

Apartment Security Acknowledgement

Release of Liability *both signed*  
 Video Library *needs to sign*  
 Crime Free Lease Addendum  
 Qualifying Criteria  
 Covered/Uncovered Parking  
 Appliance Operating Instructions

*IN FILE ALREADY*  
*both residents needs to sign*

*file audit of it*

**APPLICATION**

Apply  Roommate  Co-Signer  Other: \_\_\_\_\_  
 IF CO-TENANTS ARE OTHER THAN SPOUSE, USE SEPARATE APPLICATIONS FOR EACH

**TO RENT**  
**FAXED** By: \_\_\_\_\_  
 Date: 12/12

Management Company <b>Sentinel</b>	Community Name <b>Indian Springs</b>	Telephone (Community) <b>480-969-7141</b>
Contact Person <b>Stephanie</b>	Unit Number <b>82144</b>	Move In Date <b>1-9-01</b>
	Rent Amount <b>550</b>	Term of Lease <b>3mo</b>

NOTE: An Incomplete Application Will Cause A Delay In Processing, and May Result In Denial Of Tenancy.

Applicant (A): Last Name First Middle <b>Alhazmi Nawaf M</b>	Soc. Sec. # <b>19990938250002</b>	Driver's License Number, State <b>02416698 C.A</b>	Birthdate <b>1976</b>
Applicant (B): Last Name First Middle <b>ALHazmi Nawaf M</b>	Soc. Sec. # <b>19990938250002</b>	Driver's License Number, State <b>02416698 C.A</b>	Birthdate <b>1976</b>

**RESIDENCE HISTORY**

Current Address, City, State <b>2221 W. Fairdale #10, AZ, Mesa</b>	Rent <input type="checkbox"/> Own <input type="checkbox"/>	ZIP (required) <b>85202</b>	Move-In Date <b>12/12/2000</b>	Phone <b>NONE</b>	Monthly Payment <b>\$</b>
Name of Current Landlord <b>ASIM</b>	[Mortgage] [Relative] [Friend] [Other]	Apt. # (required) <b>10</b>	Move-out Date <b>9/1/2001</b>	Landlord DAY Phone	Landlord NIGHT Phone

**RESIDENCE HISTORY**

Current Address, City, State	Rent <input type="checkbox"/> Own <input type="checkbox"/>	ZIP (required)	Move-In Date	Phone	Monthly Payment
Name of Current Landlord	[Mortgage] [Relative] [Friend] [Other]	Apt. # (required)	Move-out Date	Landlord DAY Phone	Landlord NIGHT Phone

**EMPLOYMENT HISTORY**

Applicant (A) Present Employer	Job Title	Supervisor's Name	Dates: From: To:	Phone	Monthly Salary
Applicant (A) Previous Employer	Job Title	Supervisor's Name	Dates: From: To:	Phone	Monthly Salary
Applicant (B) Present Employer	Job Title	Supervisor's Name	Dates: From: To:	Phone	Monthly Salary
Applicant (B) Previous Employer	Job Title	Supervisor's Name	Dates: From: To:	Phone	Monthly Salary

Additional Income Applicant (A) Source: **Family** Amount: Per \$ **1000**

Additional Income Applicant (B) Source: Amount: Per \$

**AUTO INFORMATION**

Auto # 1 (Year, Make, Color) <b>1998 Ford Bluo</b>	License Plate # <b>3JFZ 283</b>	State	License holder <b>02416698</b>	Monthly Payment <b>\$</b>
Auto # 2 (Year, Make, Color)	License Plate #	State	License holder	Monthly Payment <b>\$</b>

**IMPORTANT INFORMATION**

Nearest Relative, Applicant (A) <b>Khalid</b>	Address (City, State, Zip) <b>MARSA SAUDI ARABIA 1520</b>	Phone (Day) <b>5203581</b>	Phone (Night)	Relationship <b>Friend</b>
Nearest Relative, Applicant (B)	Address (City, State, Zip)	Phone (Day)	Phone (Night)	Relationship
Emergency Contact, Applicant (A) <b>Khalid</b>	Address (City, State, Zip) <b>MARSA SAUDI ARABIA 1520</b>	Phone (Day) <b>5203581</b>	Phone (Night)	Relationship <b>Friend</b>
Emergency Contact, Applicant (B)	Address (City, State, Zip)	Phone (Day)	Phone (Night)	Relationship

Do You Have A Waterbed? YES  NO  Insurance? YES  NO

Have You Ever Been EVICTED from any residence? YES  NO

Have You Ever Been Convicted of a Criminal Offense? YES  NO

Do You Have Any Pets? YES  NO

Type: \_\_\_\_\_ Sex: \_\_\_\_\_ Breed: \_\_\_\_\_

NOTE: Keeping a pet may require a Deposit, and/or the Managers Consent.

\*Applicant has submitted a non-refundable investigation fee (listed below), receipt of which is acknowledged by Management. This fee is not a rental payment, security deposit, or an administrative fee. Whether this application is approved or disapproved, the fee will be retained by Management to cover the cost of the investigation. This is to inform you that the investigation involving the statements made on this rental application at the above stated apartment complex, as well as inquiries regarding your payment history, character, general reputation and personal characteristics along with a Consumer Credit Profile, and any additional information obtained through this investigation may be initiated. You hereby authorize an investigation into these matters. You have the right to dispute the information reported on the Consumer Credit Profile pursuant to law. Upon written request, you are entitled to a complete and accurate disclosure of the investigation's nature and scope, as well as a written summary of your rights and remedies under the Fair Credit Reporting Act. Inquiries must be directed to CSMB, P.O. Box 47000, Phoenix, AZ, 85068-7008. I/We certify, that to the best of my/our knowledge, all statements are true and complete. I/We authorize Intel-Search Inc. and/or the Management Co. stated above, to investigate and obtain all credit profiles, reports and facts necessary to verify all information put forth in the above application or found through investigation, and to furnish all information to the landlord. False, fraudulent, omitted or misleading information may result in rejection of this application, and the returning of any deposit(s) as liquidated damages for time and expense of this investigation, and may be grounds for denial of tenancy or subsequent eviction. Both Intel-Search and the landlord are hereby expressly authorized to obtain a Consumer Credit Profile, verify the accuracy and correctness of these statements, including communication with my employer(s), creditors, and landlords, and to procure such other information which may be required to evaluate this application. I/We are aware that an incomplete application will cause a delay in processing, and may result in denial of tenancy. I/We understand I/we acquire no rights in an apartment until I/we sign this agreement and submit a Holding Fee/Good Faith Deposit in the amount listed below. Upon approval of tenancy and the signing of an apartment rental agreement, this Fee/Deposit will be credited against my deposit and/or first month's rent. In the event said application for tenancy is not accepted, Holding Fee/Good Faith Deposit may be returned to applicant. If I/we cancel after 72 hours or fail to execute Management's usual lease/rental agreement or refuse to occupy the premises on the agreed date, I/we understand this Holding Fee/Good Faith Deposit will be forfeited.

Investigation Fee (non-refundable)  
\$ **15**

Holding Fee/Good Faith Deposit  
\$ **50**

Applicant (A) \_\_\_\_\_ Signed \_\_\_\_\_ Dated: 12/12/2000

Applicant (B) \_\_\_\_\_ Signed \_\_\_\_\_ Dated: 12-28-00

Landlord \_\_\_\_\_ Signed \_\_\_\_\_ Title \_\_\_\_\_ Dated: \_\_\_\_\_

Equal Housing Opportunity

**APPLICATION**

( ) Applr ( ) Roomate ( ) Co-Signer ( ) Other  
 IF CO-TENANTS ARE OTHER THAN SPOUSE, USE SEPARATE APPLICATION... OR EACH

**TO RENT A**  
**FAXED**  
 Date: 12/20/00

Management Company <b>Sentinel</b>	Company Name <b>Indian Springs</b>	Telephone (Country) <b>480-969-7141</b>
Contact Person <b>Shakane</b>	UNIT NUMBER <b>32144</b>	MOVE IN DATE <b>1-9-01</b>
	RENT AMOUNT <b>550</b>	TERM OF LEASE <b>3mo</b>

NOTE: An Incomplete Application Will Cause A Delay In Processing, and May Result In Denial Of Tenancy.

Applicant (A): Last Name <b>Hanjour</b>	First <b>Hani</b>	Middle <b>S.H</b>	Soc. Sec. # <b>25437</b>	Driver's License Number <b>C39147</b>	State <b>SA</b>	Birthdate <b>1972</b>
Applicant (B): Last Name	First	Middle	Soc. Sec. #	Driver's License Number	State	Birthdate

Other persons to occupy the unit:	1	Full Name	Relationship	Birthdate	3	Full Name	Relationship	Birthdate
	2	Full Name	Relationship	Birthdate	4	Full Name	Relationship	Birthdate

**Applicant A: RESIDENCE HISTORY**

Current Address, City, State <b>2221 W. Farmdale #10 Az, Meas.</b>	Rent <input checked="" type="checkbox"/> Own <input type="checkbox"/>	ZIP (required) <b>85202</b>	Move-in Date <b>12-12-2000</b>	Phone <b>N/A</b>	Monthly Payment <b>\$</b>
Name of Current Landlord <b>Asim</b>	( ) Mortgage ( ) Relative ( ) Friend ( ) Other	Apt.# (required) <b>10</b>	Move-out Date <b>9-1-2001</b>	Landlord DAY Phone	Landlord NIGHT Phone
Previous Address, City, State	Rent <input type="checkbox"/> Own <input type="checkbox"/>	ZIP (required)	Move-in Date	Phone	Monthly Payment
Name of Previous Landlord	( ) Mortgage ( ) Relative ( ) Friend ( ) Other	Apt.# (required)	Move-out Date	Landlord DAY Phone	Landlord NIGHT Phone

**Applicant B: RESIDENCE HISTORY**

Current Address, City, State	Rent <input type="checkbox"/> Own <input type="checkbox"/>	ZIP (required)	Move-in Date	Phone	Monthly Payment
Name of Current Landlord	( ) Mortgage ( ) Relative ( ) Friend ( ) Other	Apt.# (required)	Move-out Date	Landlord DAY Phone	Landlord NIGHT Phone
Previous Address, City, State	Rent <input type="checkbox"/> Own <input type="checkbox"/>	ZIP (required)	Move-in Date	Phone	Monthly Payment
Name of Previous Landlord	( ) Mortgage ( ) Relative ( ) Friend ( ) Other	Apt.# (required)	Move-out Date	Landlord DAY Phone	Landlord NIGHT Phone

**Section Three: EMPLOYMENT HISTORY**

Applicant (A) Present Employer <b>SCHOOL</b>	Job Title	Supervisor's Name	Date: From: To:
Address	City State Zip	Phone	Monthly Salary \$
Applicant (A) Previous Employer	Job Title	Supervisor's Name	Date: From: To:
Address	City State Zip	Phone	Monthly Salary \$
Applicant (B) Present Employer	Job Title	Supervisor's Name	Date: From: To:
Address	City State Zip	Phone	Monthly Salary \$
Applicant (B) Previous Employer	Job Title	Supervisor's Name	Date: From: To:
Address	City State Zip	Phone	Monthly Salary \$

Additional Income such as child support, alimony or separate maintenance need not be disclosed unless such Additional Income is to be included for qualification thereunder.

Additional Income Applicant (A) Source: <b>Family Support Father Bener</b>	Amount: Per month <b>\$1500</b>
Additional Income Applicant (B) Source:	Amount: Per month <b>\$</b>

**Section Four: AUTO INFORMATION**

Auto # 1 (Year, Make, Color) <b>1988 Toyota Plus</b>	License Plate # <b>D31E283</b>	State	Lien holder <b>C39147</b>	Monthly Payment <b>\$</b>
Auto # 2 (Year, Make, Color)	License Plate #	State	Lien holder	Monthly Payment <b>\$</b>

**Section Five: IMPORTANT INFORMATION**

Nearest Relative, Applicant (A) <b>Fahed</b>	Address (City, State, Zip) <b>Turf, Saudi Arabia 1717</b>	Phone (Day) <b>7342751</b>	Phone (Night)	Relationship <b>Friend</b>
Nearest Relative, Applicant (B)	Address (City, State, Zip)	Phone (Day)	Phone (Night)	Relationship
Emergency Contact, Applicant (A) <b>ABD HANHAN</b>	Address (City, State, Zip) <b>Jeddah, Saudi 1717</b>	Phone (Day) <b>7342751</b>	Phone (Night)	Relationship <b>Brother</b>
Emergency Contact, Applicant (B)	Address (City, State, Zip)	Phone (Day)	Phone (Night)	Relationship

Do You Have A Waterbed? YES  NO  Insurance? YES  NO   
 Have You Ever Been EVICTED from any residence? YES  NO   
 Have You Ever Been Convicted of a Criminal Offense? YES  NO   
 Do You Have Any Pets? YES  NO   
 Type: \_\_\_\_\_ Size: \_\_\_\_\_ Breed: \_\_\_\_\_  
 NOTE: Keeping a pet may require a Deposit, and/or the Managers Consent.

\*Applicant has submitted a non-refundable investigation fee (listed below), receipt of which is acknowledged by Management. This fee is not a rental payment, security deposit, or an administrative fee. Whether this application is approved or disapproved, the fee will be retained by Management to cover the cost of the investigation. This is to inform you that the investigation involving the statements made in this rental application at the above stated apartment complex, as well as inquiries regarding your payment history, character, general reputation and personal characteristics along with a Consumer Credit Profile, and any additional information obtained through this investigation may be initiated. You hereby authorize an investigation into these matters. You have the right to dispute the information reported on the Consumer Credit Profile pursuant to law. Upon written request, you are entitled to a complete and accurate disclosure of the investigation's nature and scope, as well as a written summary of your rights and remedies under the Fair Credit Reporting Act. Inquiries must be directed to CSMIS, P.O. Box 47008, Phoenix, AZ, 85088-7008. I/We certify, that to the best of my/our knowledge, all statements are true and complete. I/We authorize Intelli-Search Inc. and/or the Management Co., stated above, to investigate and obtain all credit profiles, reports and facts necessary to verify all information put forth in the above application or found through investigation, and to furnish all information to the landlord. False, fraudulent, omitted or misleading information may result in rejection of this application, and the retaining of any deposits) as liquidated damages for time and expense of this investigation, and may be grounds for denial of tenancy or subsequent eviction. Both Intelli-Search and the landlord are hereby expressly authorized to obtain a Consumer Credit Profile, verify the accuracy and correctness of these statements, including communication with my employer(s), creditors, and landlords, and to procure such other information which may be required to evaluate this application. I/We are aware that an incomplete application will cause a delay in processing, and may result in denial of tenancy. I/We understand I/we acquire no rights in an apartment until I/we sign this agreement and submit a Holding Fee/Good Faith Deposit in the amount listed below. Upon approval of tenancy and the signing of an apartment rental agreement, this Fee/Deposit will be credited against my deposit and/or first month's rent. In the event said application for tenancy is not accepted, Holding Fee/ Good Faith Deposit may be returned to applicant. If I/we cancel after 72 hours or fail to execute Management's usual lease/rental agreement or refuse to occupy the premises on the agreed date, I/we understand this Holding Fee/Good Faith Deposit will be forfeited.

Investigation Fee (non-refundable) <b>\$ 15</b>	Signed <b>[Signature]</b>	Signed <b>[Signature]</b>	Dated: <b>22-12-2000</b>
Holding Fee/Good Faith Deposit <b>\$ 50</b>	Signed <b>[Signature]</b>	Title <b>[Signature]</b>	Dated: <b>12-28-00</b>

The information sought is solely for evaluating the named applicant's tenancy.  
 Equal Housing Opportunity

Community: Indian Springs  
 Contact: STEPHANIE  
 Date: 12/23/00  
 Screening #: 22883

Residence Verification

Rental Amount: \$650.00  
 Unit #: S-2144

**On-Site** Management Systems

Phone: (802) 953-1441 (800) 626-3507  
 Fax: (602) 953-2040 (800) 627-4099

Applicant: ALHAZAMI, NAWAF M

Birthdate:  
 Birthdate:

Social Security Number:  
 Social Security Number:

1	<p><i>This address is for the Applicant</i></p> <p>PRIVATE RESIDENCE          2221 W. FARMDALE #10          MESA AZ 85202-</p>	<p>Phone:          Fax:          Contact:</p>	<p><i>Address given on application.</i></p> <p>This: Location is \$0.00 per Month          Date: to          Months at this Address</p>
Lack of Information given by applicant. No information was found.			

2		<p>Phone:          Fax:          Contact:</p>	<p>This: is \$0.00 per Month          Date: to          Months at this Address</p>
---	--	---	--

3		<p>Phone:          Fax:          Contact:</p>	<p>This: is \$0.00 per Month          Date: to          Months at this Address</p>
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4		<p>Phone:          Fax:          Contact:</p>	<p>This: is \$0.00 per Month          Date: to          Months at this Address</p>
---	--	---	--

**EMPLOYMENT INFORMATION**

Employers Name:	Employers Name:
Employers Phone:	Employers Phone:
Hire Date:	Position:
Term Date:	Term Date:
\$0.00	\$0.00

**CREDIT and GENERAL INFORMATION**

NOT US CITIZEN. No credit history. No real rental history.

**INCOME ANALYSIS**

Estimated Income Amount (from Employment sources):  
 Estimated Monthly Debt (Taken from Credit Report):  
 Estimated Monthly Rental Amount (From the application): \$650.00  
 Total Debt (Monthly debt + Monthly Rental amount):  
 Income: - Debt: = in remaining funds  
 Rent to Income Ratio is .0 times the rental amount.  
 Debt to Income Ratio including Rental amount: %

<b>Approval</b>		<b>Reason</b>	
<input type="checkbox"/> Co-Signer	<input type="checkbox"/> 1st Only	<input type="checkbox"/> Credit	<input type="checkbox"/> Employment
<input type="checkbox"/> Denied	<input type="checkbox"/> 1st and 2nd	<input type="checkbox"/> Rental	<input type="checkbox"/> Debt to Income

Managers Signature \_\_\_\_\_ Date \_\_\_\_\_

Community: Indian Springs  
 Contact: STEPHANIE  
 Date: 12/23/00  
 Screening #: 22864

Residence Verification

Rental Amount: \$550.00  
 Unit #: S-2144

On-Site Management Systems

Phone: (602) 953-1441 (800) 626-3507  
 Fax: (602) 953-2040 (800) 627-4099

Applicant: HANJOUR, HANI S

Birthdate:  
 Birthdate:

Social Security Number:  
 Social Security Number:

1	<p><i>This address is for the Applicant</i></p> <p>PRIVATE RESIDENCE          2221 W. FARMDALE #10          MESA AZ 85202-</p>	<p>Phone:          Fax:          Contact:</p>	<p><i>Address given on application.</i></p> <p>This: Location is \$0.00 per Month          Date: to          Months at this Address</p>
Lack of information given by applicant. No information was found.			

2		<p>Phone:          Fax:          Contact:</p>	<p>This: Location is \$0.00 per Month          Date: to          Months at this Address</p>
---	--	---	---

3		<p>Phone:          Fax:          Contact:</p>	<p>This: Location is \$0.00 per Month          Date: to          Months at this Address</p>
---	--	---	---

4		<p>Phone:          Fax:          Contact:</p>	<p>This: Location is \$0.00 per Month          Date: to          Months at this Address</p>
---	--	---	---

**EMPLOYMENT INFORMATION**

Employers Name:	Employers Name:
Employers Phone:	Employers Phone:
Hire Date:	Position:
Term Date:	Term Date:
\$0.00	\$0.00

**CREDIT and GENERAL INFORMATION**

NOT US CITIZEN. No credit history. No real rental history.

**INCOME ANALYSIS**

Estimated Income Amount (from Employment sources):  
 Estimated Monthly Debt (Taken from Credit Report):  
 Estimated Monthly Rental Amount (From the application): \$550.00  
 Total Debt (Monthly debt + Monthly Rental amount):  
 Income: - Debt: = in remaining funds  
 Rent to Income Ratio is .0 times the rental amount.  
 Debt to Income Ratio including Rental amount: %

<b>Approval</b>		<b>Reason</b>	
<input type="checkbox"/> Co-Signer	<input type="checkbox"/> 1st Only	<input type="checkbox"/> Credit	<input type="checkbox"/> Employment
<input type="checkbox"/> Denied	<input type="checkbox"/> 1st and 2nd	<input type="checkbox"/> Rental	<input type="checkbox"/> Debt to Income

Managers Signature \_\_\_\_\_ Date \_\_\_\_\_

JAN 10 2001

This agreement is entered into this 10 day of January, 20 01. Indian Springs Village Apartments (SREF) dba Indian Springs Village Apartments, the hereinafter referred to as "Landlord", hereby leases to Nawaf M Alhazami/Hani SH Hanjour hereinafter referred to as "Tenant", apartment no. S 2144 in the apartment complex commonly known as Indian Springs Village Apartments ("the premises") located at 1031 South Stewart Street, Mesa, AZ 85202 together with the items of furniture, furnishings and equipment set forth on the attached "furnishing addendum", which addendum, is incorporated herein by reference, upon the knowing terms and conditions:

H.H.  
INITIAL  
N.A.

1. **TERM.** The term of the agreement shall be for 3 month(s), commencing on February 1, 20 01 and ending on April 30, 20 01. Upon the expiration of the original lease term, Tenant, at Landlord's discretion, may renew the lease for a like term, at the prevailing regular rental rate for that apartment type.

If the Tenant holds over, the Tenant shall be liable for the rental amount at the prevailing rate for each month he holds over and shall continue to be responsible for all obligations as provided under the original lease agreement.

In the event that Tenant occupies the premises prior the Commencement Date, Tenant agrees to pay pro-rated rent for the premises prior to the Commencement Date, and to occupy the premises under these terms and conditions for a period commencing January 10 and continuing until the Commencement Date. Thereafter, rent shall be due and payable on or before the first day of each calendar month.

H.H.  
INITIAL  
N.A.

2. **RENT.** Tenant shall pay as rent for the apartment, the monthly scheduled rent of \$550.00 plus \$7.80 tax for a total monthly rent of \$557.80. The monthly rent is due and payable in advance on the first (1st) day of each month, with the first month's rent due and payable upon signing of this agreement. Landlord will accept no more than one personal check as monthly payment of rent. Personal checks will only be accepted from the 1st through the 3rd of each month; beginning on the 4th of each month, rent must be paid in the form of **CASHIER'S CHECK OR MONEY ORDER**. Any personal check tendered by Tenant to Landlord from the 4th on, will be returned to Tenant, the rent remaining unpaid for that month until **CASHIER'S CHECK OR MONEY ORDER** is given to Landlord for that month's rent plus the applicable late additional rent charges.

H.H.  
INITIAL  
N.A.

Should the Tenant terminate the lease agreement prior to the lease expiration date, Tenant agrees to refund in full to Landlord the gross lease concession amount of \$ N/A given to Tenant by Landlord as an incentive to secure the specified lease term.

H.H.  
INITIAL  
N.A.

3. **ADDITIONAL RENT, LEASE TERMINATION, AND LEGAL ACTION.** Tenant affirms that one of the considerations for the rental rate specified above is Tenant's agreement to pay rent on time, when it is due. Given this, Tenant hereby agrees to pay \$25.00 on the 4th and \$5.00 per day additional rent thereafter, beginning on the 5th day of each month, and continuing thereafter, for each day Tenant's rent, or any other additional charges are overdue. The additional rent charges for the month will continue to accrue until all sums owing Landlord from the Tenant, have been paid in full. No partial payments will be accepted by the Landlord.

On the 4th day of the month, if Tenant's rent has not yet been paid, Landlord will deliver to Tenant's apartment the required statutory 5-day notice, demanding that rent, including all additional rent, be paid by the 9th at 6:00 PM. If Tenant fails to pay all sums due and owing Landlord by the 9th, pursuant to A.R.S. #33-1368, Landlord will terminate Tenant's lease agreement, and a lawsuit will thereafter be filed by Landlord against Tenant. Once Landlord has terminated the lease agreement, pursuant to A.R.S. #33-1368, Tenant, at Landlord's option, may have the lease agreement reinstated by paying all unpaid rent, additional rent, and the attorney's fees, collection fees and costs incurred by Landlord as a result of Tenant's non-payment. If Landlord has to have a 5-Day Rent Demand Letter served by an officer of the Superior Court, resident will be charged a \$25.00 service fee, which will be due and payable immediately.

H.H.  
INITIAL  
N.A.

4. **RETURNED CHECKS.** Tenant agrees to pay Landlord a \$25.00 charge for each of Tenant's checks returned to Landlord by Tenant's bank for any reason not the fault of Landlord. Landlord is under no obligation to resubmit returned checks to Tenant's bank, or to notify Tenant of any returned check. Additional rent of \$25.00 on the 4th and \$5.00 per day beginning with the 5th day of the month, will be charged until such time as **CASHIER'S CHECK OR MONEY ORDER** for the month's rent plus accrued additional rent is brought in to replace the returned check. Once Landlord has received two returned checks from Tenant, thereafter, Tenant must pay monthly rent to Landlord in the form of **CASHIER'S CHECK OR MONEY ORDER**.

5. **REFUNDABLE SECURITY DEPOSIT AND CONDITIONS FOR REFUND.** On signing this agreement, Tenant will pay Landlord a security deposit in the sum of \$ 150.00 to guarantee Tenant's obligation to Landlord under this agreement and by law. Any interest earned on this deposit shall belong to Landlord. Upon the expiration or termination of this agreement, and after compliance by Tenant with all Tenant's obligation under this agreement by law, the security deposit shall be refunded. However, prior to refund, Landlord shall be entitled to deduct from the security deposit any accrued rent, attorney's fees, costs or other agreed sums; the cost of all repairs, replacements, cleaning and maintenance caused by Tenant, Tenant's family, pets, invitees, or guests; charges for each key and/or gate controller not returned at the time the apartment is vacated; or any other damages which Landlord has suffered as a result of Tenant's non-compliance with this agreement. Tenant understands and agrees that Tenant's liability may not be limited to the Security Deposit.

In the event that the apartment stated above is occupied by more than one Tenant, Tenants hereby agree that the apartment security deposit will remain on the apartment until all Tenants have vacated the apartment, regardless of which Tenant(s) was responsible for paying said security deposit. When the apartment has been entirely vacated, Landlord will refund the security deposit in the form of one check, less any deduction as stated in paragraph five. Any security deposit refund arrangement different from that set forth above must be agreed to in writing by all Tenants, presented to Landlord in writing, and Landlord at its discretion may approve such arrangement.

H.H.  
INITIAL  
N.A.

6. **VACATE NOTICE.** If Tenant is in possession of the apartment under this agreement for a fixed lease term (other than month-to-month), and Tenant intends to vacate upon the term's expiration, Tenant must give Landlord written notice of intent to vacate, in the form of the Notice to Vacate, not less than thirty (30) days prior to the lease term expiration date. If the written notice has been properly given, Tenant is only responsible for payment of rent through the expiration date of the lease term. If Tenant does not fulfill their lease agreement prior to the lease term expiration, Tenant agrees to pay administrative charges in the amount of \$200.00 and shall be responsible for paying rent to Landlord until the expiration of the lease term, or until the apartment has been re-rented and re-occupied, whichever comes first.

If Tenant is in possession of the apartment under this agreement on a month-to-month basis, and Tenant wishes to vacate the apartment, Tenant must give Landlord written notice of intent to vacate, in the form of the Notice to Vacate, not less than thirty (30) day prior to Tenant's intended move-out date. Tenant shall be responsible for paying rent for this thirty (30) day period, or until the apartment has been re-rented or re-occupied, whichever comes first. If Tenant leaves without giving Landlord the required written 30-day notice, the thirty (30) days will run from the point in time when Landlord discovers that Tenant has left and abandoned the apartment.

Tenant agrees that Landlord shall have the right to relet the premises for occupancy by a new Tenant to commence one day following the date specified in the Tenant's Notice to Vacate. If Tenant holds over beyond the date specified in the Tenant's Notice to Vacate, Tenant shall also be liable to Landlord for any damage resulting from any delay in reletting which is caused by Tenant's failure to timely vacate the apartment.

7. **NON-REFUNDABLE PROCESSING FEE.** On signing this agreement, Tenant will pay Landlord a processing fee in the sum of \$ 100.00 which fee is Non-refundable, and which shall not be returned to Tenant under any circumstances. The non-refundable processing fee is to help defray the cost of re-renting the apartment.

8. **APARTMENT OCCUPANCY AND USE.** Tenant agrees that the apartment will be used as only a personal residence, and that the apartment will be occupied only by the above referenced Tenants, and the following persons only: No Others. The premises shall be occupied by no more than 2 persons, and 0 pet(s). Tenant agrees that only these stated individuals are allowed to occupy the apartment, and occupation of the apartment by any other individuals will result in Landlord terminating this lease agreement. All persons referred to as "Tenant"(s) must sign this lease agreement; failure to sign will result in Landlord terminating this lease agreement. Acceptance of rent by Landlord from anyone other than Tenant shall not be construed as a release by Landlord from any obligation under this lease agreement.

9. **UTILITIES.** Landlord will provide and pay for trash removal only. Resident agrees to pay for water and sewer utilities in accordance with the Ratio Utility Billing System described in the "Utility Addendum" attached hereto and made a part of this agreement. Tenant is responsible and will pay for all other utilities. Tenant will notify the appropriate utility companies to transfer said utilities into Tenant's name. If, for whatever reason, Landlord finds it necessary to pay any utility bill on behalf of Tenant, Landlord has the right of reimbursement from the Tenant for said payment. Landlord reserves the right to discontinue utility services without notice to make emergency repairs.

10. **ABANDONMENT.** If Tenant is absent from the apartment without notice to the Landlord for seven (7) days and rent is unpaid for ten (10) days and there is no reasonable evidence of Tenant's continued occupancy other than the presence of personal property in the apartment, or if tenant is absent from the apartment for at least five (5) days when rent is past due for five (5) days and none of the tenant's personal property remains in the unit, Landlord may deem the apartment abandoned. Landlord will send Tenant a Notice of Abandonment and post the notice on the door of the apartment. After the expiration of five (5) days from the date of Notice, Landlord will repossess the premises and the security deposit will be forfeited and applied towards the payment of

all accrued rent and all damages incurred by the Landlord. Landlord may change the locks and store tenant's personal property in the abandoned apartment or any other apartment or storage space owned by Landlord on or off the premises. Landlord will not be responsible for the location of such personal property and Tenant shall have the right to reclaim the personal property by notifying the Landlord and reimbursing the Landlord for the costs of removal and storage of the property. Should the Tenant fail to reclaim the personal property within ten (10) days after the declaration of abandonment, Landlord may sell the personal property, retain the proceeds, and apply such to the Tenant's outstanding charges as accrued under this Agreement. Tenant agrees and consents to the Landlord's destruction and/or disposal of some or all of such personal property if Landlord determines the value of the personal property which would be realized at a public sale is exceeded by the costs of moving, storing and conducting a public sale of such personal property. Landlord further agrees to maintain records of Tenant's outstanding charges as accrued under this Agreement and of any public sale of such personal property and hold any excess proceeds for Tenant's benefit of a period of twelve (12) months.

11. **REPAIR AND MAINTENANCE.** Tenant shall maintain the unit in a clean, neat, undamaged, and unaltered condition and shall dispose of all rubbish, garbage, and other waste in a clean and safe manner, keep and use all plumbing, electrical, sanitary, heating, ventilating, air conditioning and other facilities and appliances in a clean and reasonable manner, and generally conduct himself and his family, invitees, guests and pets in a manner so as not to disturb his neighbors or in any way deface, damage or otherwise destroy any part of the premises. Landlord shall at all times make repairs necessary to keep the premises in a fit and habitable condition, keep all common areas in a clean and safe condition, and maintain in a good and safe working order all plumbing and electrical facilities which Landlord supplies. Tenant agrees to request all repairs and services in writing from Landlord, and further agrees that oral repair and service requests will not be effective, nor constitute proper notice to Landlord. Upon receipt of written notice of repair, or maintenance, Landlord will schedule any repairs or maintenance at the earliest reasonable convenience.

Tenant will in the case of malfunction of equipment or utilities, or damage by fire, water, or other cause, immediately notify Landlord, and Landlord shall act with due diligence in making repairs, and rent shall not abate during such period. If a Tenant attempts any repair or maintenance of his own, instead of contacting Landlord, the Tenant is responsible and agrees to pay for any damage which may result from the Tenant's action.

12. **INSPECTION AND ACCESS.** At all times Landlord shall have the right of reasonable access to the apartment for the purpose of inspecting, maintaining and showing the apartment, after giving the Tenant two (2) days notice of Landlord's intent to so inspect, maintain or show. If Tenant has given Landlord a valid written service or maintenance request, Tenant hereby agrees that Landlord or Landlord's agent may enter the apartment when Tenant is absent to perform the requested service of maintenance. No prior notice of inspection or access shall be required in case of emergency; in case of delivery of a five (5) day notice, if Tenant is absent from the apartment; where Landlord reasonably believes that the Tenant may have abandoned the apartment; or where notice is impracticable and Tenant hereby consents to entry by Landlord for these limited purposes.

13. **ASSIGNMENT AND SUBLETTING.** Tenant agrees not to assign this agreement, or sublet the apartment.

14. **AGREEMENT DEFAULT.** Should Tenant or Landlord fail to perform this lease agreement in any manner, the non-defaulting party shall have the right to take all such action against the defaulting party as shall be provided by this agreement and by law. Neither party shall be deemed to have waived any existing or future rights or remedies by taking or not taking action hereunder. All costs, attorney's fees, and other expenses of enforcing this lease agreement, shall be paid to the non-defaulting party by the defaulting party.

15. **PETS.** If Landlord has authorized Tenant to keep an approved pet in Tenant's apartment, the rules and regulations governing the pet are stated on the Pet Agreement Addendum, a copy of which is attached to this lease, and incorporated herein by reference. Landlord reserves the right to terminate Tenant's lease agreement, if Tenant is found keeping an unauthorized pet in Tenant's apartment, or on the premises.

16. **GENERAL LEASE PROVISIONS AND FURTHER LEASE ADDENDUMS.** Tenant agrees to comply with all the provisions set forth on the attached General Lease Provisions Addendum, or any other attached addendums, which documents are incorporated here by reference. Tenant further agrees that any breach of any part of an attached addendum shall constitute a default under the lease agreement, and Landlord may, at his election, terminate this agreement as a result thereof.

17. **LANDLORD LIABILITY.** Landlord shall not be liable for any damages or losses to person(s) or property caused by other Tenants or other person(s). Landlord shall not be liable for personal injury or damage or loss of Tenant's personal property (furniture, clothing, etc.) from theft, vandalism, fire, water, rain, smoke, explosions, or other cause whatsoever. Landlord strongly recommends that Tenant secure his own insurance to protect tenant's personal property. Landlord's insurance does not provide coverage for tenant's personal property for any loss.

18. **NOTICES.** All notices provided for herein shall be in writing and shall be delivered to Landlord at the address indicated above, and to Tenant at the apartment rented herein. Notices shall be sent by certified mail, return receipt requested, or hand-delivered by Landlord to Tenant's apartment. The General Manager of the apartment complex is not authorized to receive notices and demands for service of process and cannot bind Landlord.

19. **AMENDMENT, BINDING EFFECT, AND ACKNOWLEDGEMENT.** Tenant affirms that Tenant has read and agreed to this entire agreement and all attachments, and acknowledges that Tenant has received a signed copy of the agreement and all attachments. This agreement shall be binding upon and inure to the benefit of the successors, assigns, administrators, heirs and executors of the Landlord and Tenant. This agreement contains the entire understanding and all representations of Landlord and Tenant, and may be altered or amended only in writing signed by both parties.

20. **JOINT OBLIGATION.** When this lease is signed by more than one person as lessee, all such persons shall be jointly and severally liable for the payment of the agreed rental amount, other charges, and for the performance of all covenants to be kept by lessee hereunder.

21. **AMENITIES.** Amenities are provided as a courtesy by the Landlord and are not included in the rental amount.

22. **SUBORDINATION CLAUSE.** This lease, and all rights of Tenant hereunder, are and shall be subject and subordinate in all respects to all mortgages and deeds of trust ("Mortgages") which may now or hereafter affect the Property, whether or not such Mortgages shall also cover other lands and/or buildings, to each and every advance made or hereafter to be made under such Mortgages, and to all renewals, modifications, replacements and extensions of such Mortgages and spreads and consolidations of such Mortgages. This section shall be self-operative and no further instrument of subordination shall be required. In confirmation of such subordination, Tenant shall promptly execute and deliver any instrument that Landlord or the holder of such Mortgages or any of their respective successors in interest may reasonably request to evidence such subordinations.

23. **FAIR HOUSING.** All persons will be treated fairly and equally without regard to race, color, religion, sex, familial status, disability, national origin, or source of income.

24. **CRIMINAL BACKGROUND.** The Owner is not responsible under any circumstances for conducting a search of or obtaining any information regarding the criminal behavior by or arrests or convictions of any resident, occupant or guest in the apartment community.

25. **RENT ADJUSTMENT.** If the municipality that levies a tax on residential rent changes the percentage of that tax, Landlord may deliver a thirty (30) day written notice to adjust the amount of rent due, to reflect the rental tax change.

LLH INITIAL NA 26. **ACKNOWLEDGEMENT.** Tenant acknowledges receiving a signed copy of this lease agreement, a move-in inspection form, and notification of Tenant's right to be present at a move-out inspection. Inspection time to be scheduled by Landlord. Tenant also acknowledges having been informed that a free copy of the Arizona Residential Landlord Tenant Act is available through the Arizona Secretary of State's Office.

DATED AND ACCEPTED this 10 day of Jan, 20 01, at \_\_\_\_\_

LANDLORD: Indian Springs Village Apartments (SREF) dba Indian Springs Village Apartments  
By: [Signature] GENERAL MANAGER  
TENANT(S): [Signature]



**ENTERED**

DEC 22 2000  
NIGHT RECEIPTS  
JOURNAL Sentinel 

**Guest Card**

Today's date 12-22-00 Property 18V

Name Nawaf Alhazmi

Present residence 6401 Mt Ada Rd #150  
SAN DIEGO

Home Phone \_\_\_\_\_ Daytime Phone \_\_\_\_\_

How did you hear about our community? APG

Apartment size needed A1 Date 1/9/01

Who will be living in the apartment? Self & 1

Pets? 0 Kind \_\_\_\_\_ Adult weight \_\_\_\_\_

Occupation \_\_\_\_\_ Employer \_\_\_\_\_

How long \_\_\_\_\_

Reason for moving \_\_\_\_\_

Apartments shown \_\_\_\_\_

Dates shown \_\_\_\_\_

Rents quoted \$ \_\_\_\_\_ \$ \_\_\_\_\_ \$ \_\_\_\_\_

Why did prospect lease: \_\_\_\_\_

Why didn't prospect lease? \_\_\_\_\_

Comments \_\_\_\_\_

**Follow up**

Handwritten note sent same day

Result of telephone call 3 days later \_\_\_\_\_

Other follow-up actions \_\_\_\_\_

Consultant J. McCarthy General Manager \_\_\_\_\_

## **Welcome**

- Offer immediate recognition
- Stand, smile and introduce yourself
- Project a welcoming attitude
- Ask their names and use them
- Provide a private area to learn their apartment living needs and wants
- Offer a refreshment
- Make them feel at ease and comfortable
- Give them your exclusive attention

## **Discover**

- What attracted them to your community?
- Why are they moving?
- Do they meet our qualifications?
- What are their specific wants and needs?
- Encourage them to talk
- Listen attentively when they do talk

## **Demonstrate**

- Show the apartment with enthusiasm and creativity
- Use agreement statements to elicit positive feedback
- Tell why the apartment would fit their special needs and wants
- Stress the benefits of the apartment features
- Tell them about the community's advantages and conveniences
- Tell them about Sentinel's commitment to resident satisfaction
- Tell them the advantages of that particular apartment

## **Invite**

- Project confidence and enthusiasm
- Ask them to reserve the apartment
- If appropriate, summarize the reasons your community will fill their needs
- If appropriate, create a sense of urgency
- If they do not lease, be sure that you are clear on why they did not
- If appropriate, refer them to another Sentinel community
- If they do not lease that day, be sure to have enough information to follow up



# COMMUNICATION LOG

NAME Nawaf AlHazmi  
Hani Hantour

UNIT # 52144 PHONE \_\_\_\_\_

12-23-00 Need copies of VISA's (NO SS.#'s)  
and Proff of Income.

• **NOT approved  
UNTIL we get  
a copy of  
Nawaf's visa  
12-28-00  
See New MI  
CAST.**





SABB Office  
POST BOX NO. 822  
AL-TAIF  
K.S.A.

البنك السعودي البريطاني  
The Saudi British Bank

كتب  
.....  
.....  
.....

شهادة رصيد الحساب  
CERTIFICATE OF BALANCE

Account Name	الحساب باسم/بإسماء	Account No.	رقم الحساب
HANGOR HANI . S		029, 10, 3, 4, 8 1 6 060	
<input checked="" type="checkbox"/> حساب توفير Savings Account	<input type="checkbox"/> حساب جاري Current Account	<input type="checkbox"/> حساب قرض Loan Account	<input type="checkbox"/>

Date: 26.11.2000

التاريخ: .....

Our Ref: TAIF D.M.G. 000923

مرجعنا: .....

We hereby certify that at the close of business on 26-11-2000 نشهد انه عند انتهاء ساعة العمل بتاريخ  
the balance standing to the credit/debit of the كان الرصيد الدائن/المدين في الحساب المذكور اعلاه حسبا  
abovementioned account in our books was SAR 21025.00 (TWENTY ONE  
ورد في سجلاتنا  
THOUSAND AND TWENTYFIVE ONLY. عن البنك السعودي البريطاني.  
For The Saudi British Bank



التوقيع بالتوقيع S. I. ALANI  
Authorised Signature J 18 A

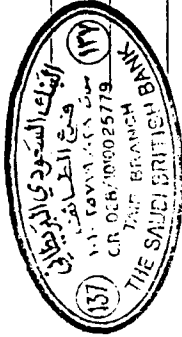
الإدارة العامة بالرياض ، شركة مساهمة سعودية ، رأس المال المدفوع بالكامل ١.٠٠٠.٠٠٠.٠٠٠ ريال سعودي ، سجل تجاري رقم ١٠١٠٠٢٥٧٧٩  
Head Office in Riyadh, Saudi Joint Stock Company, Paid-up Capital SR. 1,000,000,000. C.R. No. 1010025779

CUA/021/RI  
110995

SA-SABB 029 E97 DD Transaction History Enquiry 27NOV00 12:52 W941 V29C

Account Number SA SABB 029-034816-060 Product Type SSV Currency SAR  
Customer Number SA SABB 029-034816 HANGOR HANI S  
Start Date 15102000 End Date

Date Transaction Narrative Exact Amount Ledger Balance Value  
الرجوع الى المحاسبة 4,000.00- 21,025.00



Roll-Up/Down-To display more/previous items

F1-Exit F4-A/C Info F5-A/C Bal F6-Facility F8-Int Rate History  
F9=Stmnt Copy F10-CQ Book F11-Stop CQ F12-W/D Instr Next





**MOVE-IN REVIEW FORM**

Hani Hanjour  
Nawaf Alhazmi  
 Resident's Name

2144  
 Apt. #

Move-In Date: 1-9-00

Your New Address Is:

HH  
 NA

\*Please be certain this date is convenient for you. Once we prepare your lease & other documents this date cannot be changed.

1030/1031 S. Stewart St. # 2144  
Mesa, Arizona 85202

Number of Adults 18 & Over 2 Number of occupants 17 & Under 0

Only one pet per apt. allowed: NONE dog     cat     other

N/A  
 NA

\*I understand my pet will not exceed the 20 lb. Weight limit when full grown.  
 Picture on file: NONE No

Lease term (must begin on the 1<sup>st</sup> and end on the last day of the month)  
 Standard Leases offered are for 6 through 12 months. 3 mo

		Paid By
Application Fee (non-ref.)	<u>30</u>	Cash <u>   </u> Check # <u>   </u>
Security Deposit	<u>50</u>	<u>137</u> <u>138</u>

HH  
 NA

\*Any deposit paid in cash will be deposited the same day. I understand that if I cancel within 72 hrs from today, or if my application is rejected, it may take 30 days to receive a refund. My personal check for the initial security deposit will be held 72 hours, after this time it is deposited and is non-refundable.

Base Rent	<u>550.00</u>	<u>2-1</u>
Local Tax	<u>7.80</u>	<u>2-28</u>
Pet Fee Monthly	<u>   </u>	
Concession Mo.	<u>   </u>	
Sub Total	<u>557.80</u>	
(Full Rent)		

Pro-rated Base Rent	<u>385.00</u>	
Pro-rated Local Tax	<u>403.00</u>	<u>1-9</u>
Pro-rated Pet Rent	<u><del>500.00</del></u>	<u>1-31</u>
Pet Deposit (ref.)	<u>   </u>	
Pet Fee- 1 Time	<u>   </u>	
Processing Fee Due	<u>100.00</u>	
Security Dep. Bal	<u>100.00</u>	
Total for Prorations & Deposits	<u>590.00</u>	

One Time Concession N/A

+557.80  
1147.80

HH  
 NA

\*Total Due At Move-In \$ 609.00  
 Payable in Cashier's Check or Money Order Only!

HH  
 NA

\*If move-in is on the 21<sup>st</sup> of the month or later, both the pro-rated amount and the first full month's rent are due upon move-in.

HH  
 NA

\* Whether you move-in on the first day of the month or choose a pro-rated move-in date: you must pay the total amount due in full with a **Cashier's Check or Money Order**. After the initial payment, you may pay with one personal check per apartment. No cash please!

HH  
 NA

\* All persons needing to sign the lease must do so prior to keys being issued. We cannot make exceptions, so please coordinate your move-in with your roommate/spouse.

will pay 1-9-131 609.00  
 & will pay all of 2-00 Rent

HH

NA

\* Prior to move-in you must provide proof of utilities being placed in your name.  
Acct #: \_\_\_\_\_

HH

NA

\* Effective 10-1-2000, New residents will be required to pay for water and sewer. Indian Springs Village will set up the account for you through National Water and Power. You will receive monthly bills for water and sewer usage. Please note that there will be a \$10.00 set up fee included in your first bill. If you have any questions or concerns, please contact National Water and Power at 1-800-845-6767.

Power Company: SRP  
Phone: 602-236-8888  
Phone Company: QUEST  
Phone: 800-244-1111

HH

NA

\* I understand that I am required to provide a recent paystubs, and/or a letter from my employer, and/or alternative proof of income before my application can be approved for move-in.

HH

NA

\* I agree with the location of my parking space # 153 and understand that it cannot be changed.

HH

NA

\* I understand the apartment I have leased is currently occupied and there is a possibility that my Move-in date may change.

You may pick up your keys on Tues 1/9 between 10:00 am & 4:00 pm.

Stephanie  
Leasing Consultant

12/22/00  
Date

Hani Hanger  
Applicant's Signature

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Phone Number

IF YOU NEED ANY FURTHER ASSISTANCE OR HAVE A QUESTION REGARDING YOUR APPLICATION, PLEASE CALL OUR OFFICE AT (480) 969-7141.

# COMMUNICATION LOG

NAME \_\_\_\_\_

UNIT # \_\_\_\_\_

PHONE \_\_\_\_\_

Current residents changed m/o date to 1/3/01. It is going to push their m/o day to the 10<sup>th</sup> at least. If they do we need to re-do promote. They are going to pay extra month in advance. Their other option is to take another apartment.

••0••

<del>385</del>	<del>400.00</del>	*
<del>5</del>	<del>6.00</del>	*
	200.00	*
	550.00	*
	7.80	*
005	<u>1147.80</u>	
	<del>1160.80</del>	*

TOTAL  
MJ  
COST

This person is  
going on 3mos  
lease at \$550  
+ \$7.80 tax = \$557.80  
§ is paying  
prorate, move in  
fees § Feb rent  
at time of move in



**INDIAN SPRINGS**  
SMOKE DETECTOR AGREEMENT

Apt. # S 2144

Resident acknowledges that as of this date, the Unit is equipped with a smoke detector. Resident has inspected the smoke detector and finds it to be in good working order.

REPAIR- Resident agrees that it is their duty to regularly test the smoke detector and agrees to notify owner immediately in writing of any problem, defect, malfunction or failure of the smoke detector. Within seven (7) days of receipt of such written notification, owner shall repair or replace the smoke detector assuming the availability of labor and materials.

MAINTENANCE- Resident agrees to replace the smoke detector's battery, if any, at any time the existing battery becomes unserviceable.

REPLACEMENT- Resident agrees to reimburse owner, upon request, for the cost of a new smoke detector and the installation thereof in the event the existing smoke detector becomes damaged by resident or resident's guests or invitees.

DISCLAIMER- (A) Resident acknowledges and agrees that owner is not the operator, manufacturer, distributor, retailer or supplier of the smoke detector; that resident does assume full and complete responsibility for all risk and hazards attributable to, connected with, or in any way related to the operation, malfunction or failure is attributable to, connected with, or in any way related to the use, operation, manufacture, distribution, repair, servicing or installation of said smoke detector. (B) No representation, warranties, undertakings or promises, whether oral or implied, or otherwise, have been made by owner, its agents or employees to resident regarding said smoke detector, or the alleged performance of the same. Owner neither makes nor adopts any warranty of any nature regarding said smoke detector and expressly disclaims all warranties of fitness for a particular purpose, of habitability or any and all other expressed or implied warranties, owner shall not be liable for damages or losses to person or property caused by (1) Resident's failure to regularly test the smoke detector; (2) The Resident's failure to notify owner of any problem, defect, malfunction, or failure of the smoke detector; (3) Theft of the smoke detector or its serviceable battery; and /or false alarms produced by the smoke detector.

The parties hereto acknowledge that this written agreement is the entire agreement of the parties relative to the smoke detector in the reference unit. Any agreement that in any way varies the terms of this agreement shall be unenforceable and completely void unless such agreement is in writing and signed by both parties.

\_\_\_\_\_  
Resident Signature

\_\_\_\_\_  
Date

*[Handwritten Signature]*

\_\_\_\_\_  
Resident Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Resident Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Resident Signature

\_\_\_\_\_  
Date

*[Handwritten Signature]*  
General Manager

\_\_\_\_\_  
Date

1-9-01



**INDIAN SPRINGS**  
*RENTER'S INSURANCE ACKNOWLEDGEMENT*

Apt. # S 2144

*Please be advised that the owner and/or Management Company of Indian Springs Village Apartments are not responsible for loss by fire, flood or theft of resident's personal property.*

*We advise each resident to carry individual renter's insurance coverage for his or her personal property in the event of fire, flood, theft etc.*

*I have read the above information and understand its contents.*

\_\_\_\_\_  
*Resident Signature*                      *Date*

*[Signature]*  
*Resident Signature*                      *Date*

\_\_\_\_\_  
*Resident Signature*                      *Date*

*[Signature]*  
*Resident Signature*                      *Date*

*[Signature]* *1-9-01*  
*General Manager*                      *Date*



**INDIAN SPRINGS**  
**SAFETY MANUAL ACKNOWLEDGEMENT**

Apt. # S 2144

*We ask that you read and become familiar with the information contained in this manual. The safety of our residents is very important to us. This booklet offers many good suggestions concerning our personal well being and belongings.*

*To assure that all of our residents receive the Resident Safety Manual, we ask that you sign the attached Acknowledgement.*

*Should you have any questions on any of the material contained in this manual, please contact the office.*

*I acknowledge receipt of the Sentinel Resident Manual and agree to make available the same of all occupants of my apartment.*

\_\_\_\_\_  
Resident Signature                      Date

*[Signature]*  
\_\_\_\_\_  
Resident Signature                      Date

\_\_\_\_\_  
Resident Signature                      Date

*[Signature]*  
\_\_\_\_\_  
Resident Signature                      Date

*[Signature]* 1-9-01  
\_\_\_\_\_  
General Manager                      Date



Utility Addendum

Disclosure Statement of Resident's Financial Responsibility For Water and Sewer Utilities

Community: INDIAN SPRINGS VILLAGE

1. Water and sewer bills are received by Landlord from the local utility providers on a regular basis. For each type of service from utility providers, a determination has been made as to the amount which is to be allocated to common area usage. Water and sewer service to the common areas of the apartment community is estimated to be 10% of the total water and sewer service used by the apartment community. Common area water and sewer service will be paid by the Landlord. After these amounts are deducted from the utility provider's bill, the remaining amounts of utility service costs are allocated to the Residents based on the square footage of the Resident's apartment.
2. Upon signing of this lease, Resident will be charged a one-time New Account Fee of \$10.00 to establish the utility billing account. If a billing account has already been established for resident under a previous lease at this same community, then Resident will not be billed for this fee.
3. As a regular part of each utility bill, Resident will be charged a Monthly Service Fee of \$3.00. The service fee is collected by the billing company and is used to pay administrative and billing expenses incurred by the billing company. The Monthly Service Fee may be modified by Landlord by giving Resident 30 days advance written notice.
4. Utility bills will be issued by the billing company. Utility bills will be issued separately and are to be paid separately from rent. Utility bill payment should be sent to the billing company. Resident's utility bill is due when they receive their bill. Resident's payment must be received by the billing company within 20 days, or the Resident's payment will be late. Late payments will be assessed a Late Fee of \$5.00. If Resident does not pay the utility bill within a reasonable time, the billing company will notify Landlord. Resident's failure to pay the utility bill is a material breach of the lease agreement and shall entitle Landlord to exercise all remedies available under the law. Landlord is entitled to use Resident's security deposit, if any, to recover any unpaid utility bills.
5. Resident agrees to pay a Returned Check Fee of \$25.00 for any check returned by the bank unpaid.
6. Utility bills will normally be issued to Resident on a monthly basis, with timing based on the billing cycle of the utility provider's bill(s) to Landlord. However, when Resident moves out, a final utility bill ("express bill") will be prepared for the current period through the Resident's move-out date. The final bill will be estimated on the previous month's bill and printed according to the number of days to be billed to the Resident. If not paid at time of move-out, the final bill may be paid from Resident's security deposit, if any.
7. Resident will be charged for water and sewer service for the full period of time that Resident has legal possession of the apartment. If Resident breaks or breaches the lease agreement, Resident will be responsible for utility charges until the Landlord recovers legal possession of the apartment, regardless of whether Resident is still occupying the apartment.
8. Landlord is not liable for any losses or damages Resident may incur as a result of outages, stoppages, interruptions or fluctuations in utilities provided to Resident's apartment unless such loss or damage is the direct result of negligence of Landlord. Resident releases Landlord from any and all such claims and waives any claims for offset or reduction of rent or diminished rental value of the apartment due to such outages, stoppages, interruptions, or fluctuations.
9. If Resident has questions or concerns regarding meter readings or bill preparation, Resident should contact billing company at the phone number listed on the monthly bills. If Resident has questions or concerns regarding improper operation of water and sewer service, Resident should contact Landlord at the apartment community rental office.

Resident: \_\_\_\_\_ Resident: *[Signature]*  
 Resident: \_\_\_\_\_ Resident: *[Signature]*  
 Landlord: *[Signature]* Date: 1-9-01

S 2144



**INDIAN SPRINGS**  
**ELECTRIC AGREEMENT**

Apt. # S 2144

Service address: 1030 1031 S. Stewart St. Mesa, Arizona 85202.

I, Nauaf M Alhazami Hani SH Hanjour will assume all electrical services incurred from this date January 10, 2001 (effective move-in date) throughout occupancy at the service address listed above. I also realize that I am to arrange this service reflecting the move-in date listed above with Salt River Project Electric Company. I am also responsible for the disconnecting of service at the time of move-out.

\_\_\_\_\_  
Resident Signature                      Date

Hani SH Hanjour  
\_\_\_\_\_  
Resident Signature                      Date

\_\_\_\_\_  
Resident Signature                      Date

[Signature]  
\_\_\_\_\_  
Resident Signature                      Date

[Signature]  
\_\_\_\_\_  
General Manager                      Date

1-9-01



**AUTHORIZED KEY RELEASE**

**Apartment Number:** S 2144

**Date:** January 10, 2001

It is the tenant's responsibility to provide access to the apartment to occupants listed within the lease. If listed occupant presents themselves with acceptable identification at the management office asking for entrance to the apartment, should the management office provide access even if the occupant is a minor?

           Yes

  ✓   No

~~\_\_\_\_\_~~

*[Signature]*  
Resident Signatures

*[Signature]*  
General Manager Signature

1-9-01  
Date

\_\_\_\_\_  
Date

# Indian Springs Village Apartments

## EMERGENCY MAINTENANCE

The items listed below are considered by Sentinel Real Estate Corporation to be an emergency. This list is not considered all-inclusive:

- Fire
- Gas Leaks
- Electrical Short
- Power Failure (unless it's the electric company's responsibility)
- Downed Power Lines
- Wind or Storm Damage
- Burglaries, Vandalism, or Similar Situations
- Any Major Water Leak
- Sewer Stoppage
- No Water
- No Hot Water
- No Heat In Weather below 40 Degrees
- No Air Conditioning in Weather above 85 Degrees
- Toilet Stopped up (if apartment has only toilet)
- Refrigerator Not Working



**INDIAN SPRINGS**  
**FITNESS CENTER POLICIES**

Apt. # S 2144

Use facility at your own risk.

Fitness Center is for Resident's use only.

An adult must accompany persons under the age of 14.

Please clean equipment surface after use.

Dangerous horseplay, running, etc., is prohibited.

Shirts and shoes required.

No smoking or alcoholic beverages allowed.

No pets allowed.

Management is not responsible for lost or stolen items.

Report any equipment failure or misuse of facility to the office immediately.

Management reserves the right to refuse admittance or eject any person failing to comply with the above rules or any health or safety regulations.

I have read and understand the above Fitness Center Policies. I further understand that violations of any policy can result in my loss of rights to use the facilities

_____	_____	<i>[Signature]</i>	_____
Resident Signature	Date	Resident Signature	Date

_____	_____	<i>[Signature]</i>	_____
Resident Signature	Date	Resident Signature	Date

<i>[Signature]</i>	<i>[Signature]</i>	<i>1-9-01</i>
General Manager		Date

Indian Springs Village 1031 S. Stewart Street Mesa, Arizona 85202 Tel (480) 969-7141 Fax (480) 969-0108



**INDIAN SPRINGS**

**APARTMENT SECURITY ACKNOWLEDGEMENT AND RELEASE ADDENDUM**

Apt. # S 2144

*This Addendum shall become a part of the Residential Apartment Lease for Apartment No. S 2144 located in the apartment community known as Indian Springs Village between Sentinel Real Estate Fund d/b/a Indian Springs Village and Nawaf M Alhazami Hani SH Hanjour (the Tenant(s)). In the event of conflict between the terms of this Addendum and the terms of the Lease, this Addendum shall control.*

*I agree that I will inspect the apartment and will determine to my satisfaction that the smoke detectors, door and window locks and latches and other safety devices in the apartment, if any, are adequate and in good working order. I agree to inspect and test each of these items and to give owner prompt written notice if I determine that any of them need repair or replacement. I understand that the inspection and operation of these items is my responsibility and that they will not be inspected or checked by Owner or the Managing Agent unless requested by me in writing.*

*IF MY APARTMENT INCLUDES A BURGLAR/INTRUSION ALARM, I REPRESENT THAT I HAVE BEEN TRAINED IN HOW TO OPERATE THE ALARM AND THAT IT IS IN GOOD AND WORKING ORDER. I agree that if my alarm is set off by accident or negligence, I will be responsible for false alarm fees of at least \$50 for each occurrence which may be charged by the responding agency.*

\_\_\_\_\_  
Resident Signature                      Date                      Nawaf M Alhazami  
Resident Signature                      Date

\_\_\_\_\_  
Resident Signature                      Date                      \_\_\_\_\_  
Resident Signature                      Date

Nawaf M Alhazami 1-9-01                      Owner: SENTINEL REAL ESTATE  
General Manager                      Date                      d/b/a Indian Springs Apartments



**INDIAN SPRINGS**  
*RELEASE OF LIABILITY*

*Apt. #* S 2144

*In an effort to enhance our resident services here at Indian Springs Village Apartments, we would like to announce that we will be accepting parcel packages for you at the office. I understand by signing this form I am releasing Indian Springs Village, its successors, employees, agents, officers and management from any liability regarding damage or theft of any parcels delivered to the office.*

\_\_\_\_\_  
*Resident Signature*                      *Date*

*[Handwritten Signature]*  
\_\_\_\_\_  
*Resident Signature*                      *Date*

\_\_\_\_\_  
*Resident Signature*                      *Date*

*[Handwritten Signature]*  
\_\_\_\_\_  
*Resident Signature*                      *Date*

*[Handwritten Signature]*                      *1-9-01*  
\_\_\_\_\_  
*General Manager*                      *Date*




Apt.# S 2144 Phone # \_\_\_\_\_

Nawaf M Alhazami  
Print Name

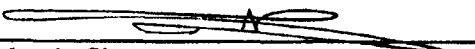
Hani SH Hanjour  
Print Name

### Video Library Addendum


I hereby acknowledge and agree to be fully responsible for any video tapes borrowed by any lease holder of this apartment while using the video rental services provided by Indian Springs Apartments. I agree to return all tapes in good working condition within 24 hours. I agree to pay \$1.00 per day that I am late in returning the tape(s) and a \$1.00 rewind charge if the tape(s) are not rewind when they are returned. I also agree to pay \$1.00 for a replacement "Library Card" if needed. I also agree to pay \$25.00 for any lost or damaged tapes. I authorize the management of Indian Springs Apartments to charge my rental account the total amount owed.

  
Resident's Signature

\_\_\_\_\_  
Date

  
Resident's Signature

\_\_\_\_\_  
Date

  
**General Manager**

1-9-01  
Date



**CRIME FREE LEASE ADDENDUM**

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

Resident, any member(s) of the resident's household, a guest, or any other person affiliated with the resident, at or near the resident premises:

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. Will not permit the dwelling unit to be used for, or to facilitate criminal activity.
4. Shall not engage in the unlawful manufacturing, selling, using, storing, keeping or giving of a controlled substance as defined in A.R.R. 13-3451, at any location, 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 13-3208, 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 firearms on or near 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 MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE AND GOOD CAUSE FOR IMMEDIATE TERMINATION OF TENANCY. A single violation of any provisions of this added addendum shall be deemed a serious violation, and 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 prohibited by law, proof of violation shall not require 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 the addendum shall govern.
8. This LEASE ADDENDUM is incorporated into the lease executed or renewed this day between Manager or Owner and Resident.

  
Resident Signature

12/22/2000  
Date

  
Resident Signature

12/22/2000  
Date

  
Property Manager Signature

12-22-00  
Date





**INDIAN SPRINGS  
COVERED AND UNCOVERED PARKING LEASE AGREEMENT ADDENDUM**

Apt. # S 2144

Tenant, hereinafter referred to as Resident, is hereby granted permission by Landlord to lease covered parking space # 153 subject to the terms and conditions of the Residential Apartment Lease Agreement and the following covered and uncovered parking space rules and regulations.

The term of this agreement shall commence on January 10, 2001 and end on your final vacate day.

Your parking space is an amenity and there is no monthly charge.

Resident agrees that this agreement permits parking in covered parking space # 153 only. Resident's second vehicle and guests must park in uncovered areas.

Resident agrees that covered and uncovered parking spaces will not be used as storage. Any vehicle left unused for a period of 2 weeks will be towed at owner's expense unless special permission is granted by the Landlord in writing.

Resident agrees that covered and uncovered parking spaces are not to be used for parking or storage of recreational vehicles (i.e., R.V's, boats, trailers, trucks) or commercial vehicles (any vehicles used in a manner for commercial purposes).

Failure to comply with these terms and conditions will constitute a breach of the Covered and Uncovered Parking Lease Agreement and the Residential Apartment Lease Agreement. Upon written notice, violation may result in revoking the Covered and Uncovered Parking Lease Agreement and your Residential Apartment Lease Agreement may be subject to termination.

Resident agrees to abide by these provisions and conditions and that this Covered and Uncovered Parking Lease Agreement Addendum shall be part of the Resident Apartment Lease Agreement.

[Signature]  
Resident                      Date

[Signature] 1-9-01  
General Manager                      Date

[Signature]  
Resident                      Date

\_\_\_\_\_  
Resident                      Date

# Indian Springs Village Apartments

## APPLIANCE OPERATING INSTRUCTIONS

**DISHWASHERS:** Check food strainer, clean all food from disposal before using the dishwasher. Use only dishwasher powders. Do not put plastic objects in dishwasher that can fall to the bottom and burn on the drying coil. Most importantly . . . Do not turn dishwasher on and leave your apartment.

**DISPOSAL:** Keep cold water running while disposal is in operation. Do not put glass, plastic, paper, cigarettes, bones, shells, string, celery, greens, onions, beer tops or metal objects in disposal. No open tops of cans! Watch for dish cloths and silverware, as these can cause problems.

**PLUMBING: Toilets** Do not put sanitary napkins, tampons or the applicators, cotton swabs, grease or paper towels in toilets, these things are not biodegradable and will stop up your toilet and you will be charged for the repairs. Be sure to watch what you put on the back of your commode, they seem to fall in and go unnoticed until your toilet is overflowing. Should your toilet start to overflow, the shut-off valve is near the floor.

**OVENS:** When broiling, keep oven door partly open and turn on the vent fan. Do not put oven racks too close to elements, please be sure to remove and clean the broiler pan after use to prevent a grease fire.

**DEFROSTING:** If it is necessary to manually defrost your refrigerator, turn the dial control to the "off" position. Place a pan of hot water in the freezer and continue to replace the hot water until the ice is melted. Do not use sharp objects.

**AC/HEAT:** Keep all door and windows closed when controls are on. This will help to keep your power bill down. Your air vents take care of incoming fresh air. Keep filters clean, call us for a replacement. When you first switch the A/C to heater, you may smell burning. This is normal and will stop.

Resident: Alhazmi

Apt. #: S2144

RE: Maintenance Request

Dear Alhazmi,

We have received your maintenance request dated 1-11-01,  
however, we need a copy of your apartment key. Please bring your key to  
the office at your earliest convenience so we may complete your request.

Thank you,

Maintenance Staff

INDIAN SPRINGS VILLAGE APARTMENTS  
GENERAL RENTAL PROVISIONS ADDENDUM

1. **DAMAGE.** "Tenant, hereinafter referred to as Resident" has carefully inspected the Apartment and finds it to be in a clean, rentable, undamaged condition except as noted on Resident's Move-In Report. Resident agrees to maintain the apartment in the same condition, free from unsightly debris and equipment.

Resident agrees to pay for damages to the apartment caused by the negligence of Resident or his invitees. Tenant is cautioned to be careful with smoking materials. In the event of rain, all windows must be sufficiently closed to prevent rain from entering. The Resident will be held responsible for all drapery and carpet stains.

2. **PARKING.** Resident agrees that Landlord has the right to control the method and manner of parking in the parking spaces and in and around the premises, to designate what portion of the premises may be used by Resident, his family or guests for parking, and to tow away and store at Resident's expense any vehicle parked by Resident or others in unauthorized spaces. All vehicles must display current license plates and Resident agrees to remove any vehicle from the parking area promptly at the request of the Landlord.

A. **FIRE LANES.** ALL RED AND/OR POSTED CURBS on the property are fire lanes. Parking along these curbs is prohibited. Vehicles parked next to red and/or posted curbs will be towed from the property at the vehicle owner's expense in accordance with fire codes and city ordinances. Vehicles will be towed without further notice.

B. **COVERED PARKING.** (If Provided) A Resident has one assigned covered space. Second vehicles and guests must park in uncovered areas. Violations of this rule could result in the vehicle being towed from the property at the vehicle owner's expense without notice.

C. **RECREATIONAL VEHICLES.** R.V., boat and trailer parking is not allowed on the premises unless a designated area is provided with written consent of management.

D. **MOTORCYCLES.** Due to fire and safety regulations, motorcycles must be parked in the parking lot. Parking Violations should be reported to the office during business hours.

E. **COMMERCIAL VEHICLES AND EQUIPMENT.** Parking of commercial vehicles and equipment is not permitted on the premises. This includes any truck larger than a standard size pickup, tractor, all trailers, tow trucks, construction equipment, generators, compressors, or any other vehicle used in any other manner for commercial purposes as determined by management.

3. **VEHICLE REPAIRS.** Repairs and washing of vehicles are not permitted anywhere on the premises unless specialized facilities are provided. Vehicles not in good operating condition, or vehicles not in condition to legally operate on this state's streets and highways, or vehicles left unused, will be towed at owner's expense. Regardless of condition, vehicles may not be stored on the premises.

4. **NOISE.** Radios, televisions or any other sound equipment should be operated in a way that does not disturb others. Vocal or instrumental music, typing, pounding or other unusual noises are prohibited if the sound penetrates into other apartments. Loud noise, boisterous play, running on stairs, slamming of doors are prohibited.

5. **WATERBEDS.** Waterbeds are allowed providing arrangements are made in advance with the Landlord, and you furnish proof of insurance.

6. **HOUSEKEEPING.** Housecleaning that might disturb others should be done during normal hours. Do not throw sanitary napkins, rags, matches, cigarettes, coarse paper or kitchen refuse in toilet bowl. Place grease drippings in container and deposit in trash bin. All plumbing stoppage is the Resident's responsibility.

7. **FIXTURES, WALLPAPER & PAINTING.** All wallpaper, paint or fixtures to be installed to woodwork or walls may be done only after consultation and written consent from your Manager. Your Manager will assist you with information in order to avoid damage to the premises.

8. **WINDOW OR PATIO SHADES.** No metal foil of any type may be used and drapes or blinds may be changed only with permission from the Manager. Any other types of window coverings must be approved by the Landlord. Any window covering must show white against the window. Resident agrees to keep balconies in a neat and orderly fashion, clear of unsightly articles, clothes or clothesline, and gives the Landlord the right to require the removal of any item deemed inappropriate.

9. **BARBECUES.** Safety regulations do not permit the use of barbecues on the patios or balconies. Some communities may have barbecues available for your use. In the event your community has BBQ's, please check with the office for locations. If you observe someone barbecuing on their patio or balcony you should report this immediately to the community personnel at the office.

10. **CLUBHOUSE RULES.** The Clubhouse is open during those hours as posted by the Landlord. Shirts and shoes must be worn in the Clubhouse at all times. Pets are not permitted in the Clubhouse. Only persons 14 years of age or older are permitted in the Clubhouse unless accompanied by an Adult Resident.

11. **POOL RULES.** Swimming pool and jacuzzi hours and rules are posted in the immediate pool area and must be observed at all times.

12. **MINOR OCCUPANT SUPERVISION.** Resident agrees to supervise minors under the age of 14 at all times when in the apartment community common areas. Common areas include but are not limited to: breezeways, sidewalks, grass areas, playgrounds, swimming pools, laundry rooms, clubhouses, etc.

13. **GUESTS.** Residents are responsible for their guest's behavior in the apartment and on the premises. Landlord requests that Resident not entertain more than two (2) guests when using the facilities and that Resident accompany them at all times. Residents will be responsible for any damage caused by their guests.

14. **GUARDED GATES.** Regardless of whether or not the complex has a guarded entrance, Residents acknowledge and agree that the Landlord does not provide any type of security for the deterrence or prevention of crime and that Tenants are responsible for their own safety.

15. **PROMOTIONS.** Occasionally the company offers Rental Promotions. Persons currently under lease including month-to-month tenancy are not eligible for the promotions. Only New Residents selecting apartments and paying deposits on the days the promotion is in effect are eligible. Promotions are not transferable to other persons or properties.

16. **REFERENCES AND JOINT LIABILITY.** The use of this agreement of the masculine singular pronoun in reference to Resident shall nevertheless be deemed the appropriate reference if Resident is of female gender or is comprised of more than one person or entity. All parties, "Resident(s)" under this agreement shall be jointly and severally liable for all rental payments and for the performance of all other obligations of Tenant under this agreement; and each parties' community property and separate property shall so be liable.

17. **COMMON AREAS.** Any area outside of the rental apartment is considered common areas. This includes but is not limited to: breezeways, sidewalks, grass areas, shrub beds, playgrounds, swimming pools, laundry rooms, clubhouses, etc. Common areas are to be kept free and clear of any and all personal items belonging to residents, guests, and employees. Personal items include but are not limited to: bicycles, BBQ grills, toys, lawn and patio furniture, cleaning aids, etc.

It is understood and acknowledged that any and all items found in common areas are considered to be abandoned property and will be removed and disposed of without further notice to residents, guests, and employees. It is further acknowledged that Landlord, including employees of Landlord, and Landlord's affiliates, including SENTINEL REAL ESTATE CORPORATION (SREC) will not be held responsible or liable for any items abandoned in the common areas of the property.

INDIAN SPRINGS APARTMENTS  
By: [Signature]  
GENERAL MANAGER  
Dated: 1-9-01

TENANT(S):  
[Signature]

Rev. 1/98



INDIAN  
SPRINGS  
VILLAGE

Date: 1-24-01

Apt#: 8044

Dear Nawaf & Dori

In reviewing our files, it has come to our attention that all your paperwork was not filled out properly at the time of your move in / lease renewal.

Please stop by the office at your earliest convenience to sign your paperwork.

Thank you in advance for your immediate attention in the above matter.

Thank You,

Management

ENTERED

MAR 01 2001

VACANCY NOTICE  
(To Be Completed by Resident)

Property Name: 18N Date Received: 3/1/01

I, Nawaf Alhazmi

will be vacating Apt. # 2144S on end of march

Reason for vacating: Moving to another city - TA  
SCHOOL

Phone number: Home: None Work: None

Please mail my security deposit to the following address:

Name: Hani Hani  
(all residents on lease)

Address: Saudi Arabi Apt. \_\_\_\_\_

City: Tai F State: \_\_\_\_\_ Zip: P.O Box 1717

Signatures: \_\_\_\_\_  
(all residents on lease)

\*\*\*\*\*

MOVE OUT REPORT  
(office use only)

Move-In Date: \_\_\_\_\_ Lease Expiration Date: \_\_\_\_\_  
Date Re-Rented: \_\_\_\_\_ Rent Paid to Date: \_\_\_\_\_  
Date Vacated: \_\_\_\_\_ (Keys Returned)  
Payment History: Good \_\_\_\_\_ Fair \_\_\_\_\_ Poor \_\_\_\_\_

\*\*\*\*\*

See Attached Statement of Deposit Allocation for any charges against your deposit.  
This Statement will reflect either a refund due or forfeitures and any dollar amount  
that you may owe the property.

If you owe a balance and wish to make monthly installments to protect your credit  
rating, please contact the management office by \_\_\_\_\_.

Manager's Approval: \_\_\_\_\_ Date: \_\_\_\_\_

Enclosures/Attachments:  
\_\_\_\_\_ Statement of Deposit Allocation \_\_\_\_\_ Move-Out Inspection Report  
\_\_\_\_\_ Refund/Balance Due Letter \_\_\_\_\_ Move-Out Questionnaire





Date: 3-13-01  
Apartment #: 2044

Dear: Alhazmi Nawaf

Please accept this letter as a reminder that your lease will expire on 4-30-01. It is our sincerest wish to keep you as one of our our many valued residents. That is why I invite you to meet with me to insure that I am doing everything reasonable to maintain a good relationship with you. I want you to be happy in your apartment home! Please call me at 969-7141 today and establish an appointment.

\*\*Effective 5-1-01, the rent on your apartment for a six through twelve month lease will be 520.00, plus tax. If you choose to not renew your lease and go month-to-month, your monthly rent will be 550.00, plus tax.

SIGNING A LEASE:  
Lease Rent: 520.00  
Tax: 7.80  
  
Total Amount: 527.80

MONTH-TO-MONTH LEASE:  
Lease Rent: 550.00  
Tax: 7.80  
  
Total Amount: 557.80

If for some reason you cannot continue your stay at Indian Springs Apartments, be certain to stop by the business office and complete the required written thirty (30) notice to vacate.

If a new lease agreement is not signed by the 4-15-01, we will assume you have chosen a month-to-month extension.

Thank you again for making Indian Springs Apartments your home.

Sincerely,

QCRM440  
03  
103  
Period: 03/01

RESIDENT HISTORY  
ARIZONA MODEL  
INDIAN SPRINGS  
From through 12/2099  
From resident -- through resident --

PAGE 1  
SYSTEM DATE: 03/21/01  
SELECT DATE: 03/21/01  
14:04:12

BLD UNIT ID S	PET/OTH / / C	G/L A/R	DATE	DESCRIPTION	BILLINGS	ADJUSTMENTS	NON-RECEIVABLE ADJUSTS	PAYMENTS	R E T	BALANCE	
01-S2144 -02	I N		03/31/01					Beginning Balance		0.00	
NAWAF ALHAZMI											
	A	01/01	12/00	12/22/00	APPLICATION FEE		60.00			60.00	
	A	01/01	12/00	12/26/00	APP SPECIAL		30.00-			30.00	
	A	01/01	12/00	12/26/00	APP FEES	Check #127					
								30.00-		0.00	
50.00-s		01/01	01/01	01/08/01	HOLDING DEPOSIT	Check #128					
	n	01/01	01/01	01/10/01	NON-REF PROCESS		100.00			100.00	
	R	01/01	01/01	01/10/01	Prorate Move-in		364.00			464.00	
	X	01/01	01/01	01/10/01	Prorate Move-in		5.00			469.00	
	M	01/01	01/01	01/10/01	Prorate Move-in		21.00			490.00	
100.00-s		01/01	01/01	01/10/01	M/I FEES						
	M	01/01	01/01	01/10/01	M/I FEES	MO #001304146		21.00-		469.00	
	R	01/01	01/01	01/10/01	M/I FEES	MO #001304146		364.00-		105.00	
	X	01/01	01/01	01/10/01	M/I FEES	MO #001304146		5.00-		100.00	
	n	01/01	01/01	01/10/01	M/I FEES	MO #001304146		100.00-		0.00	
	R	01/01	02/01	01/10/01	M/I FEES	MO #001304146		520.00-		520.00-	
	M	01/01	02/01	01/10/01	M/I FEES	MO #001304146		30.00-		550.00-	
	X	01/01	02/01	01/10/01	M/I FEES	MO #001304146		7.80-		557.80-	
	R	02/01	02/01	02/01/01	F-O-M Billing		520.00			37.80-	
	X	02/01	02/01	02/01/01	F-O-M Billing		7.80			30.00-	
	M	02/01	02/01	02/01/01	F-O-M Billing		30.00			0.00	
	R	03/01	03/01	03/01/01	F-O-M Billing		520.00			520.00	
	X	03/01	03/01	03/01/01	F-O-M Billing		7.80			527.80	
	M	03/01	03/01	03/01/01	F-O-M Billing		30.00			557.80	
	L	03/01	03/01	03/06/01	CHARGE LATE		35.00			592.80	
	L	03/01	03/01	03/06/01	PAID 3/6	MO #359934594		35.00-		557.80	
	M	03/01	03/01	03/06/01	PAID 3/6	MO #359934594		30.00-		527.80	
	R	03/01	03/01	03/06/01	PAID 3/6	MO #359934594		435.00-		92.80	
	R	03/01	03/01	03/06/01	PAID 3/6	MO #359934583		85.00-		7.80	
	X	03/01	03/01	03/06/01	PAID 3/6	MO #359934583		7.80-		0.00	
	R	03/01	04/01	03/06/01	PAID 3/6	MO #359934583		45.00-		45.00-	
ON HAND:		150.00 s		150.00	Beg Bal:	0.00	1,115.60	555.00	0.00	1,715.60-	45.00-
FORFEITS:		0.00 s F		0.00					NSF:	0.00 X	
ON HAND:		0.00 p		0.00							
FORFEITS:		0.00 p F		0.00							
PROPERTY TOTALS		150.00 s		150.00		0.00	1,115.60	555.00	0.00		45.00-
		0.00 p		0.00							
TRANSACTION TOTALS		SECURITY		PET/OTH						RENT & OTHER	
AMOUNT PAID		150.00		0.00						1,715.60	
NSF CHECKS		0.00		0.00						0.00 X	
FORFEITURES		0.00		0.00 F							
REFUNDS		0.00		0.00 R							

QCRM440  
03  
103  
Period: 04/01

RESIDENT HISTORY  
ARIZONA MODEL  
INDIAN SPRINGS  
From 12/2099  
through resident -- through resident --

PAGE 1  
SYSTEM DATE: 04/03/01  
SELECT DATE: 04/03/01  
11:53:21

BLD UNIT ID	S	PET/OTH	P F	C	G/L	A/R	DATE	DESCRIPTION	BILLINGS	ADJUSTMENTS	NON-RECEIVABLE ADJUSTS	PAYMENTS	R E T	BALANCE
01-S2144 -02	O O	03/31/01												0.00
Beginning Balance														
NAWAF ALHAZMI			A		01/01	12/00	12/22/00	APPLICATION FEE	60.00					60.00
			A		01/01	12/00	12/26/00	APP SPECIAL	30.00-					30.00
			A		01/01	12/00	12/26/00	APP FEES		Check #127		30.00-		0.00
	50.00-s				01/01	01/01	01/08/01	HOLDING DEPOSIT		Check #128				
			n		01/01	01/01	01/10/01	NON-REF PROCESS	100.00					100.00
			R		01/01	01/01	01/10/01	Prorate Move-in	364.00					464.00
			X		01/01	01/01	01/10/01	Prorate Move-in	5.00					469.00
			M		01/01	01/01	01/10/01	Prorate Move-in	21.00					490.00
	100.00-s				01/01	01/01	01/10/01	M/I FEES						
			M		01/01	01/01	01/10/01	M/I FEES	MO #001304146			21.00-		469.00
			R		01/01	01/01	01/10/01	M/I FEES	MO #001304146			364.00-		105.00
			X		01/01	01/01	01/10/01	M/I FEES	MO #001304146			5.00-		100.00
			n		01/01	01/01	01/10/01	M/I FEES	MO #001304146			100.00-		0.00
			R		01/01	02/01	01/10/01	M/I FEES	MO #001304146			520.00-		520.00-
			M		01/01	02/01	01/10/01	M/I FEES	MO #001304146			30.00-		550.00-
			X		01/01	02/01	01/10/01	M/I FEES	MO #001304146			7.80-		557.80-
			R		02/01	02/01	02/01/01	F-O-M Billing	520.00					37.80-
			X		02/01	02/01	02/01/01	F-O-M Billing	7.80					30.00-
			M		02/01	02/01	02/01/01	F-O-M Billing	30.00					0.00
			R		03/01	03/01	03/01/01	F-O-M Billing	520.00					520.00
			X		03/01	03/01	03/01/01	F-O-M Billing	7.80					527.80
			M		03/01	03/01	03/01/01	F-O-M Billing	30.00					557.80
			L		03/01	03/01	03/06/01	CHARGE LATE		35.00				592.80
			L		03/01	03/01	03/06/01	PAID 3/6	MO #359934594			35.00-		557.80
			M		03/01	03/01	03/06/01	PAID 3/6	MO #359934594			30.00-		527.80
			R		03/01	03/01	03/06/01	PAID 3/6	MO #359934594			435.00-		92.80
			R		03/01	03/01	03/06/01	PAID 3/6	MO #359934583			85.00-		7.80
			X		03/01	03/01	03/06/01	PAID 3/6	MO #359934583			7.80-		0.00
			R		03/01	04/01	03/06/01	PAID 3/6	MO #359934583			45.00-		45.00-
			R		04/01	04/01	04/01/01	F-O-M Billing	520.00					475.00
			X		04/01	04/01	04/01/01	F-O-M Billing	7.80					482.80
			M		04/01	04/01	04/01/01	F-O-M Billing	30.00					512.80
			R		04/01	04/01	04/03/01	Sec. Allocation		550.00				1,062.80
			X		04/01	04/01	04/03/01	Sec. Allocation		7.80				1,070.60
			l		04/01	03/01	04/03/01	Sec. Allocation		200.00				1,270.60
	150.00 s F		R		04/01	04/01	04/03/01	Sec. Allocation				150.00-		1,120.60
			R		04/01	04/01	04/03/01	Sec. Allocation		45.00-				1,075.60
			R		04/01	04/01	04/03/01	Sec. Allocation		45.00				1,120.60

ON HAND: 0.00 s  
 FORFEITS: 150.00 s F  
 ON HAND: 0.00 p  
 FORFEITS: 0.00 p F

Beg Bal: 0.00 1,673.40 1,312.80 0.00 1,865.60- 1,120.60  
 NSF: 0.00 X

PROPERTY TOTALS 0.00 s 0.00 1,673.40 1,312.80 0.00 1,120.60  
 0.00 p

TRANSACTION TOTALS SECURITY PET/OTH RENT & OTHER

AMOUNT PAID	150.00	0.00	
NSF CHECKS	0.00	0.00	1,865.60
FORFEITURES	150.00	0.00 F	0.00 X
REFUNDS	0.00	0.00 R	

Statement of Security Deposit Accounts  
For Unit 01-S2144  
FILE COPY

FROM: INDIAN SPRINGS  
1031 SOUTH STEWART STREET  
MESA, AZ 85202

DATE 04-03-2001

ACCOUNT NUMBER: 03-103 01-S2144 -02

TO:  
Nawaf Alhazmi, Hanjour Hani  
P.O. BOX 1717  
TAIF SAUDI ARABI

RESIDENTS:  
Nawaf Alhazmi  
Hanjour Hani

AGREEMENT: Lease begin date	02/01/01	Monthly Charges:	
Lease end date	04/30/01	RENT	520.00
Move In date	01/10/01	SALES TAX	7.80
Notice given	03/01/01	MONTH TO MONTH	30.00
Move-out date	03/31/01	Total monthly charges:	557.80

Total Deposits	SECURITY DEPOSIT	150.00
	Total deposits:	<u>150.00</u>

CURRENT BALANCES DUE	04/01 RENT	45.00-
	OVERPAID MARCH	0.00
	Total current balance:	<u>45.00-</u>

DAMAGES AND FEES:	04/01 RENT	550.00
	04/01 SALES TAX	7.80
	03/01 TERMINATION FE	200.00
	Total damages & fees:	<u>757.80</u>

SUMMARY	Total Deposits	150.00
	Total Prepays	45.00
	Applied to Balances Due	0.00
	Applied to Other Charges	195.00-
	Amount Refunded	<u>0.00</u>
	Amount due property	562.80

Comments:  
PLEASE REMIT PAYMENT WITHIN 30 DAYS. FAILURE TO DO SO WILL RESULT IN THIS  
ACCOUNT BEING TURNED OVER TO COLLECTIONS.  
THANK YOU

Reason for moving: TRANSFER FROM AREA (EMPLOYMENT)

Manager's Signature:

JULIE DELROSA



CUSTOMER ACCOUNT	2969755
NET AMOUNT DUE	\$41.44
BILLING DATE	4/6/01
DUE DATE	4/6/01

1  
2144 1031 S STEWART ST  
MESA AZ 85202

# CLOSING BILL

(1842)

CUSTOMER ACCOUNT	2969755
CUSTOMER NAME	ALHAZMI NAWAF
SERVICE ADDRESS	1031 S STEWART ST #2144
BILLING PERIOD	3/1/01-3/31/01
DAYS BILLED	31



SERVICE TYPE	DESCRIPTION	AMOUNT
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Water		\$7.70
Sewer		\$8.03
	Service Fee	\$3.00

PREVIOUS BALANCE	PAYMENTS	OTHER DEBITS/CREDITS	CURRENT CHARGES	LATE FEE	NET AMOUNT DUE
\$48.11	(\$25.40)	\$0.00	\$18.73	\$0.00	\$41.44

<p><b>CLOSING BILL</b></p> <p>Please make payment arrangements at the Property Office</p> <p><b>DO NOT SEND PAYMENT TO NWP</b></p> <p>HOURS: 9:00 AM - 6:00 PM</p> <p>For Service, Conservation, Billing and Other Information, Please Call Toll Free (800) 846-8767</p>	<p>The Resident Utility Charge Per Day = \$0.80</p>
--	---



**ENTERED**

APR 10 2001

April 10, 2001

Nawaf Alhazmi

P.O. BOX 1717  
TAIF SAUDI ARABI

RE: National Water & Power Account #2969755

Dear Nawaf,

It has been brought to our attention that as of today, April 10, 2001, you have not paid your final water and sewer bill from the above address. Please make payment directly to Indian Springs Village 1031 S. Stewart St. Mesa, Arizona 85202, in the amount of \$41.44. If we do not receive your payment by May 31, 2001, your account will be turned over to collections.

If you have any questions, please call either Indian Springs Village at (480) 969-7141 or National Water & Power at (800) 845-6767.

Thank you,

Amy Edwon  
Assistant Manager  
Indian Springs Village

Enc. Copy of NW & P Bill

Alhazmi, Nawaf  
Hanjour, Hani

5 2144

DWE \$562.80  
ADD NWP \$41.44  
\$604.24

SEND TO Collections  
5-3-01  
SENT TO Collections  
5-3-01