

ACCEPTANCE OF PARTIAL PAYMENT AND NON-WAIVER AGREEMENT

(Residential)

Date: _____

To: _____, Manager/Owner

Re: Apartment No. _____

Located at: _____
Street Address

City State Zip

I/we the undersigned, acknowledge that my/our rent was due and payable on the _____ day of _____, 20____ and is now in default in the total amount of \$_____, which includes any and all unpaid rent and applicable late charges in the amount of \$_____. I/we wish to pay this amount in the following manner:

Amount	Date Due	Comment
		First Partial Payment

I/we understand that the total amount must be paid in full prior to the date of any forcible detainer hearing now scheduled.

In accordance with the Arizona Revised Statutes, Section 33-1371, I/we understand and agree that by acceptance of any partial payment, management does not waive its right under law or under my/our Rental Agreement. I/we reaffirm my/our agreement to pay rent no later than the _____ day of each month and I/we understand and agree that failure to pay any of the amounts stated herein by the dates so specified shall cause all of said amounts to become immediately due and payable in full and also entitle management to continue to immediately commence legal proceedings through special detainer action, without further demand or notice.

I/we also understand and agree that I/we are currently in default of the payment of rent, and that pursuant to A.R.S. § 33-1368(B), Management reserves the right to terminate my/our Rental Agreement five (5) days from the date hereof if my/our rent is not paid in full within the time agreed to above, provided, however, that management agrees not to terminate if I/we make all payments according to the above schedule.

Resident

Resident

Received this _____ day of _____, 20_____.

By: _____, Manager