



# ACCEPTANCE OF PARTIAL PAYMENT AND NON-WAIVER AGREEMENT

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

To: \_\_\_\_\_  
AND ANY AND ALL OCCUPANTS

\_\_\_\_\_  
\_\_\_\_\_

I/WE 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	DUE DATE	COMMENT
		1st Partial Payment

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 \_\_\_\_\_ 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 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 THIS AGREEMENT SHALL BE CONSIDERED NOTICE OF SAID DEFAULT. FURTHER I/WE AGREE THAT PURSUANT TO A.R.S. 33-1368 (B), MANAGEMENT RESERVES THE RIGHT TO TERMINATE MY/OUR RENTAL AGREEMENT 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



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