



ARIZONA RESIDENTIAL TENANT CONSULTATION AGREEMENT



Complete this agreement to hire Arizona real estate attorney Jeana Webster and KEYTLaw, L.L.C. (the "Firm") to review a lease for an Arizona residence and consult with you in KEYTLaw's office or over the phone for up to one hour for a fixed fee of \$299. For information about the Firm, see www.keytlaw.com and Jeana's [biography](#).

You can complete this form in 5 – 10 minutes by typing the answers directly in the blank spaces or print the form and complete it with a pen. After you complete this online form, you must print it, sign it and email, fax, mail or deliver the signed agreement to the Firm (see the last page for delivery details). You must also go to our online store and pay in advance using your credit card.

Residential Lease Consultation Service: The Firm will perform the following legal services for a guaranteed fee of \$299: (1) review the information you submit in this Agreement, (2) review your lease and all amendments to the lease and any lease related documents that you submit to us before or during the consultation, (3) consult with you and your spouse either in the Firm's office at 3001 East Camelback, Suite 130, Phoenix, Arizona 85016 or over the telephone (your choice), (4) answer your questions during the consultation about Arizona landlord tenant law and your rights as a tenant, (5) discuss possible claims you might have against your landlord for breach of the lease, (6) discuss possible claims you might have against the landlord for early termination of the lease if the property is sold in a foreclosure and you are evicted, and (7) give you a letter that summarizes your situation and our analysis.

We will not recommend any specific course of action with respect to your lease and tenant situation. You are hiring us only to tell you where you are and explain your rights. You are not hiring the Firm to take any action or pursue any claims for you. If you want to hire the Firm for any additional services not purchased in this Agreement, you must enter into another written agreement with the Firm. For any additional legal services or document review you agree to pay either: (a) a fixed fee agreed to by you and the Firm in advance in writing, or (b) the current hourly rates of our personnel, which are \$250 for attorney Jeana Webster, \$350 for attorney Richard Keyt, and \$150 for legal assistants.

We require payment in advance before we provide any services. Unless there are unforeseen costs (for example you want us to send documents to you via FedEx or out of the U.S.) or developments or you hire us for additional services unrelated to forming your company (at our current hourly rates), the amount you agree to pay in this Agreement will be the only amount you pay us. We will send itemized invoices. You agree to pay any unpaid amount within ten days after we mail the invoice. If you do not pay an invoice within thirty days, we may charge interest on unpaid amounts at the rate of 1.5% per month, and we may terminate our services and/or withdraw from further representation of the company. The entire amount you pay KEYTLaw, LLC, for fees and costs is nonrefundable, but you may nevertheless discharge KEYTLaw, LLC, and Jeana Webster at any time and in that event you may be entitled to a refund of all or part of the fee based upon the value of the representation.

We are not acting as your attorney in advising you with respect to this Agreement because we would have a conflict of interest in doing so. We will represent only the person who signs this Agreement and his or her spouse. If you have questions about this Agreement, we recommend that each concerned person consult with other legal counsel.

You acknowledge that the Firm's ability to provide accurate legal information about your situation and give you accurate legal advice is possible only if the information you give the Firm about you and your lease is correct and complete. We are not responsible for any incorrect legal advice we give that is based on incorrect or incomplete information that you give us.

SELECT YOUR DESIRED SERVICES & GUARANTEED FIXED FEE

Click your mouse on the boxes below to select your services & associated fees. Fill in the blanks online by clicking on a box or by typing the information in each blank space. Push the **TAB** key to move to the next field and the **SHIFT + TAB** key to move backwards.

\$299 **Tenant's Consultation Service:** We provide the seven services listed in paragraph 3 on page 1.

\$149 **Demand Letter to Landlord:** If you have a claim for damages against your landlord, purchase this service to have Attorney Jeana Webster prepare and send a certified letter to your landlord demanding that the landlord pay you for your damages for early termination of the lease following a foreclosure and any other claims.

\$200 **One Business Day Super Expedited Consultation.** Instead of scheduling your consultation in 7 - 10 days, for an extra \$200 we will move you to the front of the line.

\$100 **Three Business Day Expedited Consultation.** Instead of scheduling your consultation in 7 - 10 days, for an extra \$100 we will move you closer to the front of the line.

\$_____ Total amount to be paid to KEYTLaw, LLC.

A. YOUR CONTACT INFORMATION

1. _____
Your Name Your Spouse's Name
2. _____
Street Address City, State Zip Code
3. _____
Home Phone Cell Phone Email Address

B. LEASE INFORMATION

The following questions apply to your lease for Arizona residential property.

4. Is the address of the residence that you leased the same as your address shown above? Yes No

5. _____
If not, type or print the address of the property above this line

6. Which County is the leased premises in? _____

7. Are you current on all rent and other amounts owed under the lease: Yes No

8. If you are not current, how much do you owe: \$ _____

8. Are you current on all non-monetary obligations owed under the lease: Yes No

9. Amount of last month's rent paid with the security deposit: \$ _____

10. Amount of security deposit paid: \$ _____

11. Date your lease started: _____

12. Date your lease ends: _____
13. Do you have an option to extend the lease term: Yes No
14. Did you exercise an option to extend the lease term: Yes No
15. Has the landlord threatened to default on a loan: Yes No
16. Have you gotten notice that a foreclosure started: Yes No
17. What is the date of the foreclosure sale: _____
18. Are you being evicted at this time: Yes No

19. Landlord information: _____
 Landlord's Exact Name

 Street Address City State Zip Code

 Phone Number Email Address

20. Property manager information: _____
 Company name & name of contact at this company

 Street Address City State Zip Code

 Phone Number Email Address

21. Add any additional information you want us to know below:

C. DOCUMENTS TO DELIVER TO THE FIRM

When you send this agreement to the Firm, please also include copies of the following documents: (i) your lease, (ii) all amendments to the lease, (iii) all correspondence between you and the landlord or property manager that relate to a breach of the lease or a foreclosure or an early termination of the lease or an eviction or your complaints about the premises or about problems with your occupancy of the premises, and (iv) any documents you have received concerning a foreclosure or eviction or early termination of the lease. Bring missing documents to your consultation.

If you have any questions about this agreement or about the consultation, call Jeana Webster at 602-906-4953, ext. 107 or email Jeana at jrw@keytlaw.com. The Firm may reject your proposed agreement and not accept the offer to represent you if we have a conflict of interest or for any other reason.

The undersigned represents and warrants to Jeana Webster and KEYTLaw, LLC, that the information submitted in this agreement is true and correct.

Your Signature KEYTLaw, L.L.C., an Arizona limited liability company

Print Signer's Name By: _____
Jeana Webster, Attorney

HOW TO DELIVER THIS AGREEMENT TO KEYTLAW

- Email Method:** Print this agreement then sign it. Scan the signed agreement and save it as a file on your computer. Send the saved file to jrw@keytlaw.com as an attachment to an email. **You must have Adobe Acrobat or Reader version 8 to save this form on your computer with the data in it.** Go here to download the free Adobe Reader 8: www.adobe.com/products/acrobat/readstep2.html.
- Fax:** Fax this Agreement to Jeana Webster at 602-297-6890. You do not need a cover sheet.
- Snail Mail:** Mail or deliver the Agreement in a sealed envelope addressed as indicated to one of the following addresses:

Preferred Address (our UPS Store mail box)	Secondary Address (Office)
Give the envelope to the clerk behind the counter	Give the envelope to the receptionist in Suite 130
Jeana Webster KEYTLaw, LLC 5025 North Central Avenue, #467 Phoenix, Arizona 85012	Jeana Webster KEYTLaw, LLC 3001 East Camelback Road, Suite 130 Phoenix, Arizona 85016

HOW TO PAY FOR YOUR CONSULTATION

- Preferred Method:** [Click on this link to go to our secure online store](#) and pay by Visa or MasterCard.
- Call 602-906-4953, ext. 106 and give your credit card information to Jeana Webster's secretary Milena.

HOW TO SCHEDULE YOUR APPOINTMENT

After delivering this signed agreement to Jeana Webster and paying in full, call Jeana at 602-906-4953, ext. 107 or email Jeana at jrw@keytlaw.com to schedule your consultation. If you make an appointment for a consultation and cancel less than 24 hours in advance or do not show, you will forfeit the amount you paid us.