



# REALTORS® ASSOCIATION OF NEW MEXICO RESIDENTIAL RENTAL AGREEMENT – 2018



**THESE BROKER DUTIES TO BE USED BY PROPERTY MANAGERS. IF BROKER IS ~~NOT~~ ACTING AS A PROPERTY MANAGER AND/OR IS ACTING AS THE TENANT'S BROKER, USE BROKER DUTIES, RANM FORM 6101A.**

## PART I – BROKER DUTIES DISCLOSURE

Per New Mexico law, Brokers are required to disclose a specific set of applicable Broker Duties prior to the time the Broker generates or presents any written document that has the potential to become an express written agreement and obtain from the applicable party, written acknowledgement that the Broker has made such disclosures.

**Brokers owe the following Broker duties to *ALL* prospective tenants:**

1. Honesty and reasonable care and ethical and professional conduct;
2. Compliance with local, state, and federal fair housing and anti-discrimination laws, the New Mexico Real Estate License Law and the Real Estate Commission rules and other applicable local, state, and federal laws and regulations;
3. Performance of any and all written agreements made with the prospective buyer, seller, landlord (owner) or tenant;
4. Written disclosure of potential conflict of interests that the Broker has in the transaction, including, but not limited to:
  - A. any written Brokerage relationship the Broker has with any other parties to the transaction or;
  - B. any material interest or relationship of a business, personal, or family nature that the Broker has in the transaction;
5. Written disclosure of any adverse material facts actually known by the Broker about the property or the transaction, or about the financial ability of the parties to the transaction to complete the transaction; adverse material facts requiring disclosure do not include any information covered by federal fair housing laws or the New Mexico Human Rights Act.
6. Prompt accounting for all money or property received by the Broker from the tenant, including issuance of a receipt for cash received;
7. Written disclosure that the Broker is the **AGENT OF THE OWNER OF THE PROPERTY AND NOT AN AGENT OF THE TENANT**.

## PART II – OTHER REQUIRED DISCLOSURES

***Broker(s) shall update these and all other required disclosures as needed.***

1. **MATERIAL INTEREST/RELATIONSHIP.** Owner's Broker ☐ does ☐ does not have a material interest or relationship of a business, personal or family nature in the transaction, including compensation from more than one party. If applicable, explain: \_\_\_\_\_
2. **ADVERSE MATERIAL FACTS.** Adverse material facts actually known by the Broker about the property or the transaction, or about the financial ability of the parties to the transaction to complete the transaction. ☐ NONE or Explain: \_\_\_\_\_

TENANT(S)			BROKER(S)		
Tenant Signature	Date	Time	Broker Signature	Date	Time
Tenant Signature	Date	Time	Broker Signature	Date	Time



**REALTORS® ASSOCIATION OF NEW MEXICO  
RESIDENTIAL RENTAL AGREEMENT – 2018**



NOTE: The material in this Agreement which is printed in italics is derived from the Uniform Owner-Resident Relations Act of 1999. This material should not be altered without consulting an attorney. Laws change from time to time and the parties are advised to check with legal counsel to determine whether the italicized portions are in effect at the time this Agreement is executed.

1. PARTIES. \_\_\_\_\_ ("Tenant") agrees to rent from \_\_\_\_\_ ("Landlord") and Landlord agrees to rent to Tenant the Property described in paragraph 2. This Agreement is between the Landlord and each of the parties, jointly and severally. This means that each Tenant will be responsible for payment of the rent and performance of Tenant's obligations under this Agreement. Tenant may not assign or sublet all or any portion of the Property of this Agreement to any other person without the written consent of Landlord, which shall not be unreasonably withheld.

This Residential Rental Agreement ☐ does ☐ does not contain a Personal Guaranty Addendum, RANM Form 6105, Personal Guaranty Agreement - Addendum.

2. PROPERTY.

_____			_____
Address			Unit
_____	_____	_____	_____
City	State	ZIP Code	County

The property will also include the following common areas: \_\_\_\_\_

3. TERM. The term of this Agreement is to begin on \_\_\_\_\_ and will terminate at 11:59 pm Mountain Time on \_\_\_\_\_. On the last day of the Term, this Agreement will automatically extend and become a month to month tenancy unless written notice of termination has been sent by either party no less than thirty (30) days prior to the end of the term. Unless otherwise noted herein, tenant's possession begins on the first day of the term and ends on the last day of the term.

4. RENT.

A. Rent will be \$ \_\_\_\_\_ per month, payable in advance on the \_\_\_\_\_ day of the month at \_\_\_\_\_.

Tenant permits Landlord to use any rent paid for unpaid deposits or damages. Rent will be applied as provided below in Paragraph 6. Rent and all other payments/fees due under this Agreement shall be delivered to Landlord at the following address: \_\_\_\_\_

B. LAST MONTH'S/PREPAID RENT: Tenant ☐ will ☐ will not pay one month's rent as last month's/prepaid rent to be held as set forth in Paragraph 7.

5. OTHER CHARGES.

A. LATE FEES. If rent is not paid within \_\_\_\_\_ days of the due date, Tenant will pay as a penalty the sum of \$ \_\_\_\_\_ per \_\_\_\_\_ (which cannot exceed 10% of the total monthly rent for each rental period that the resident is in default.) The Landlord will provide notice of the late fee no later than the last day of the rental period immediately following the period in which the default occurred. This is not a grace period.

B. INSUFFICIENT-FUND FEES. If Tenant's check is returned from bank due to Tenant's account having insufficient funds to cover the check amount, Tenant will pay as penalty, the sum of \$ \_\_\_\_\_ which will be

This form and all REALTORS® Association of New Mexico (RANM) forms are for the sole use of RANM members and those New Mexico Real Estate Licensees to whom RANM has granted prior written authorization. Distribution of RANM forms to non-RANM members or unauthorized Real Estate Licensees is strictly prohibited. RANM makes no warranty of the legal effectiveness or validity of this form and disclaims any liability for damages resulting from its use. By use of this form, the parties agree to the limitations set forth in this paragraph. The parties hereby release RANM, the Real Estate Brokers, their Agents and employees from any liability arising out of the use of this form. You should consult your attorney with regards to the effectiveness, validity or consequences of any use of this form. The use of this form is not intended to identify the user as a REALTOR®. REALTOR® is a registered collective membership mark which may be used only by Real Estate Licensees who are members of the National Association of REALTORS® and who subscribe to the Association's strict Code of Ethics.



**REALTORS® ASSOCIATION OF NEW MEXICO  
RESIDENTIAL RENTAL AGREEMENT – 2018**



due and payable within \_\_ days of Landlord informing Tenant of the return of the check. Tenant's check is returned from bank due to insufficient funds more than \_\_\_\_\_ times during the rental term, Landlord reserves the right to require that all subsequent rental payments be made in the form of a bank check or money order. Landlord also reserves all rights provided by law.

6. **APPLICATION OF RENT AND OTHER CHARGES.** Rent and other charges will be applied as provided below. If the following application of fees paid results in any deficiency in rent or other amounts due, Tenant will be in breach of this Agreement:

A. ☐ All payments will first be applied to other outstanding charges due and then to rent;

B. ☐ All payments will first be applied to rent and then to other outstanding charges due;

C. ☐ Other: \_\_\_\_\_

7. **DEPOSITS.** Tenant will pay the amount of \$ \_\_\_\_\_ as a deposit to be used by Landlord to recover any losses incurred as a result of Tenant's noncompliance with this Agreement including, but not limited to unpaid deposits, damages, repairs, cleaning, utilities, or rent. Tenant cannot use any part of the deposit in lieu of rent. Within thirty (30) days after the end of the Term or departure, whichever is later, Landlord will (1) provide to Tenant a written itemized statement showing any deduction from the deposit and (b) return the balance of the deposit, if any, to Tenant at Tenant's last known address. Deposits and prepaid rent will be held by ☐ Landlord ☐ Owner.

If there is a Property Management Agreement relating to the Property, upon termination, all deposits and prepaid rents held by Landlord will be delivered to Owner of the Property. The total of all deposit for a rental agreement with a term of less than one year cannot exceed one month's rent. The deposits for a Rental Agreement with a term of one year or more may exceed one month's rent, but the entire deposit will then be subject to annual payment by Landlord of interest at the rate required by law.

8. **USE.** The Property may be used only as a residence. Tenant agrees to limit the number of occupants to no more than \_\_\_\_\_ persons. Landlord consents to occupancy by only the following persons: \_\_\_\_\_

Any change in occupancy must be approved by Landlord in advance in writing. In addition, all use of the Property by Tenant will comply with all applicable laws, ordinances, regulations, restrictions, covenants, condominium regime, neighborhood association rules, or other rules as may be adopted from time to time. All covenants, condominium regime, and neighborhood association rules are attached hereto as Exhibit A or can be accessed at the following website. \_\_\_\_\_

9. **PARKING.** Tenant is permitted to park no more than \_\_\_\_\_ vehicles at the Property and only during the term of this Agreement. Landlord may specify, from time to time, where Tenant's vehicles may be parked. Only vehicles which are registered and operable may be parked at the Property. Vehicles with flat tires, dead batteries, etc., are deemed inoperable. Unless otherwise agreed to by the parties, no recreational vehicles, boats, or trailers may be parked at the Property. No vehicles may be parked inside the dwelling or living area of the Property. It will constitute a breach of this Agreement for Tenant or any of Tenant's guests or invitees to park in any place other than Tenant's approved parking spaces, or use any handicapped parking without proper authority, or park so as to block access or interfere with any other person's right to enter, leave, or park at the Property. Only personal vehicles may be parked at the Property; commercial or government vehicles are prohibited unless approved by Landlord in advance in writing. If Landlord elects to tow vehicles parked in violation of this Agreement, Tenant will pay all costs. Landlord may elect to tow with or without notice.

Recreational vehicle, boat, or trailer parking is ☐ permitted ☐ prohibited.

10. **PETS.** Unless otherwise provided below in this paragraph, no pets of any kind, whether mammals, reptiles,



**REALTORS® ASSOCIATION OF NEW MEXICO  
RESIDENTIAL RENTAL AGREEMENT – 2018**



amphibians, birds, fish, rodents, insects, arachnids, or any other form of animal life whatsoever are allowed, unless the animal is an assistive animal of a disabled person. Landlord may require satisfactory proof of need for an assistive animal. Tenants may be required to sign a separate agreement relating to residence by a pet, except that none of the provisions of such an agreement will have the effect of discriminating against a person with a disability or denial to such a person of the



**REALTORS® ASSOCIATION OF NEW MEXICO  
RESIDENTIAL RENTAL AGREEMENT – 2018**



equal enjoyment of housing. Landlord approves the following pets: \_\_\_\_\_

with additional rent of \$ \_\_\_\_\_ per \_\_\_\_\_; and/or pet fee of \$ \_\_\_\_\_. No additional charge will be required for assistive animals for a person with a disability.

**11. KEYS.** Landlord will furnish \_\_ keys, \_\_ mailbox keys, \_\_ access keys, \_\_ other keys, and garage door openers to Tenant. Tenant is prohibited from making or permitting to be made any duplicate keys. Replacement keys will be provided by Landlord at a cost of \$ \_\_\_\_\_ per key or per set. Tenant is not permitted to change the locks on the Property. Any Tenant who is no longer an occupant must return all keys, etc. Tenant will be responsible for all charges due (\$ \_\_\_\_\_) if Landlord rekeys the Property as a result of any breach of this Agreement.

**12. UTILITIES.** The payment of utilities (the cost of services) for the Property will be allocated as follows:

	Landlord	Tenant		Landlord	Tenant
Gas/Propane _____	<input type="checkbox"/>	<input type="checkbox"/>	Internet _____	<input type="checkbox"/>	<input type="checkbox"/>
Electricity _____	<input type="checkbox"/>	<input type="checkbox"/>	Satellite _____	<input type="checkbox"/>	<input type="checkbox"/>
Water _____	<input type="checkbox"/>	<input type="checkbox"/>	Cable _____	<input type="checkbox"/>	<input type="checkbox"/>
Refuse _____	<input type="checkbox"/>	<input type="checkbox"/>	Other _____	<input type="checkbox"/>	<input type="checkbox"/>
Sewer _____	<input type="checkbox"/>	<input type="checkbox"/>	Other _____	<input type="checkbox"/>	<input type="checkbox"/>

Tenant must place all utilities for which Tenant is responsible in Tenant's name upon commencement of the term and must leave them in Tenant's name until this Agreement is finally terminated. Any bill received by Landlord for utilities which should be paid by Tenant will be treated as unpaid rent and Landlord will have the right to serve a notice of noncompliance. Any failure by Tenant to place Tenant's utilities in Tenant's name or to pay utility bills when due will constitute a material breach of this Agreement. Landlord will have no liability if Tenant fails to contract for or pay for utilities.

**13. OBLIGATIONS OF LANDLORD.** Landlord will make those repairs necessary to keep the Property and the common areas in safe condition. Landlord will maintain the electricity, plumbing, sanitary, ventilation, heating systems, and other facilities and appliances including air conditioning, and elevators, if any, in good and safe working order. Landlord will provide receptacles for garbage, ashes and trash, not to include cost of service for removal unless otherwise set forth in Paragraph 12. Landlord must provide running hot and cold water and reasonable heat.

**14. OBLIGATIONS OF TENANT.**

- A.** Tenant must keep the Property as clean and safe as its condition permits and deliver the Property in the same condition as when the Term began, ordinary wear and tear excepted. "Ordinary wear and tear" does not include uncleanness. Tenant will dispose of all ashes, rubbish, garbage and other waste in a clean and safe manner. Tenant will use all electrical, plumbing, sanitary, heating, ventilation, and other facilities and appliances including air conditioning or elevators, if any, in a reasonable manner. Tenant will not deliberately or negligently destroy, deface, damage, impair, or remove any part of the Property or knowingly permit any person to do so. Tenant will act and require other persons on the Property with Tenant's consent to act in a manner that will not disturb the neighbors' peaceful enjoyment of the Property. Tenant must obey any written rules or regulations adopted by the Landlord and amended from time to time.
- B.** Tenant will not knowingly commit nor consent to any other person knowingly committing a "substantial violation," which means (1) possession, use, sale, distribution or manufacture of a controlled substance, excluding misdemeanor possession and use; (2) unlawful use of a deadly weapon; (3) unlawful action causing serious physical harm; (4) sexual assault or sexual molestation; (5) entering in the dwelling or vehicle of another person without consent and with intent to commit theft or assault; (6) theft or attempted theft by use or threatened use of force; (7) intentional or reckless damage to property in excess of \$1,000. If a substantial violation occurs in the dwelling



**REALTORS® ASSOCIATION OF NEW MEXICO  
RESIDENTIAL RENTAL AGREEMENT – 2018**



unit, or inside or within 300 feet of the boundary of the Property, under the circumstances described in this Paragraph, the Landlord may terminate this Agreement upon three days written notice, subject to applicable law.

- C. Tenant is not permitted to abate rent or take any other action permitted by law unless Tenant first gives Landlord written notice of the conditions needing repair and Landlord does not remedy the conditions within seven (7) days after notice of the condition. If Landlord makes a reasonable attempt to adequately remedy the condition prior to the deadline, this Agreement shall not terminate.
- D. Under no circumstances can Tenant abate rent or terminate this Agreement if the conditions complained of are a result of the deliberate negligent act or omission of Tenant, a member of Tenant's family, or any other person on the Property with Tenant's consent, or on the basis of the unavailability of an amenity, which is a facility, appliance or area supplied by Landlord, the absence of which would not materially affect the health and safety of Tenant or the habitability of the Property.
- E. In the event the Tenant(s) receives written notice of pending legal action regarding owner or Property, Tenant(s) will immediately contact Landlord and deliver said notice to Landlord. Pending legal action regarding the owner or the Property does NOT relieve Tenant from his obligations under this Agreement.
- F. MAINTENANCE OF PROPERTY (Check if applicable)

☐ Tenant agrees to maintain the Property, including lawn, trees, shrubs, plants, etc. as follows:

☐ watering      ☐ feeding      ☐ weeding      ☐ pruning      ☐ mowing

☐ raking      ☐ furnace filter ☐ pest control ☐ snow and ice removal

☐ other: \_\_\_\_\_

LANDLORD ADVISES TENANT TO PURCHASE RENTER'S INSURANCE FOR THE DURATION OF THE RENTAL TERM.

15. ACCESS. Landlord may enter the premises at reasonable times to inspect the premises, make necessary or agreed repairs, decorations, alterations or improvements, supply necessary or agreed services or exhibit the Property to prospective or actual purchasers, mortgagees, prospective Tenants, workers, or contractor. Landlord will give such notice as is reasonable under the circumstances. Landlord may enter without consent in case of an emergency, or if Landlord is performing repairs or services within seven (7) days of a request by Tenant, or when Landlord is accompanied by a public official conducting any inspection or a cable, electric, gas, or telephone company representative. If Tenant gives reasonable prior notice and alternate times or dates for entry and it is practical and will not result in economic detriment to Landlord, Landlord will attempt to reasonably accommodate the alternate time of entry.

16. CONDITION OF PREMISES. (Check any or all boxes): ☐ Tenant ☐ Landlord will document the condition of the Property at the time tenant takes possession of the property by ☐ Written report ☐ Video/photographs ☐ Other

Tenant will inform Landlord of any accidents, malfunctions, broken equipment, leaks, or any other similar conditions on the Property. Tenant will also inform Landlord of any unsafe conditions in the common areas of which Tenant is aware. Upon termination of this Agreement or Tenant's departure, which ever should occur first, Tenant shall return the Property to the same condition as when Tenant took occupancy. Within a reasonable amount of time after termination of this Agreement or Tenant's departure, which ever should occur first, Landlord shall perform an inspection of the Property for the purpose of assessing damage to the Property, if any, and the cleanliness of the Property. Tenant will be responsible for costs of repair of all such damage and any cleaning costs required to restore the property to the condition it was in at the time the Tenant took possession, normal wear and tear excepted. Landlord will not be bound by any estimate of damages made during an inspection at the termination of this Agreement. Any estimates are subject to modification before the final accounting.





**REALTORS® ASSOCIATION OF NEW MEXICO  
RESIDENTIAL RENTAL AGREEMENT – 2018**



- 17. SMOKING.** Smoking ☐ is ☐ is not allowed in the Property. If smoking is NOT allowed, neither the Tenant(s), guests, nor any other person shall be allowed to smoke in the Property. Any violation shall be deemed a material violation of this Agreement. Tenant understands that any damage caused by smoking any substance will be considered damage. Damage includes but is not limited to: deodorizing carpet, wax removal, additional paint preparation, replacement of drapes, repair or replacement of carpet, countertops, or any other surface damaged due to burn marks and/or smoke



**REALTORS® ASSOCIATION OF NEW MEXICO  
RESIDENTIAL RENTAL AGREEMENT – 2018**



damage. Tenant(s) acknowledges this is a NON-SMOKING property: \_\_\_\_\_ (Tenant's Initials).

- 18. LEAD-BASED PAINT.** If the Property was constructed before 1978, (except if the term of the lease is less than 100 days with no possibility of renewal), Federal Lead-Based Paint Regulations will apply, and Landlord must provide to Tenant disclosures and information required by Federal regulations. RANM Form 5113, Lead-Based Paint Disclosure Before Lease, may be used for these disclosures. Tenant must also receive a pamphlet called "Protect Your Family from Lead-Based Paint in Your Home." The Property ☐ is ☐ is not subject to the Lead-Based Paint Regulations. If the Property is subject to the Lead-Based Paint Regulations, see attached addendum, RANM Form 5113, Lead-Based Paint Disclosure Before Lease.
- 19. COMPLIANCE WITH LAWS.** Landlord shall comply with all laws, ordinances, and regulations governing the Property and the Rental Agreements with Tenants, including, but not limited to, New Mexico Real Estate Commission License law and regulations, the New Mexico Human Rights Act, the Federal Fair Housing Act (which prohibit discrimination on the basis of race, age, religion, color, national origin, ancestry, sex, sexual orientation, gender identity, physical or mental handicap, serious medical condition or spousal affiliation), the Fair Debt Collection Practices Act, the Fair Credit Reporting Act, and the New Mexico Uniform Owner Resident Relations Act.
- 20. REPAIRS; ALTERATIONS.** Tenant will not make any repairs at the expense of Landlord. Tenant will not paint, paper or otherwise redecorate or make alterations to the Property without the prior written consent of Landlord. Any permitted alterations which are not performed in a workmanlike manner will be corrected at Tenant's expense.
- 21. ABSENCE; ABANDONMENT.** If Tenant will be away from the Property for more than seven 7 days, Tenant must notify Landlord no later than the first day of the absence. During the absence Landlord may enter the Property at any reasonable time. If Tenant is absent for more than one full rental period or in excess of seven (7) days, whichever is less without notice to Landlord, and if the rent is delinquent, this is deemed to be abandonment and Landlord may take immediate possession of the Property without legal process.
- 22. DISPOSITION OF PROPERTY.**
- A.** If this Agreement terminates as a result of abandonment as defined in paragraph 20, Landlord will store personal property of Tenant left on the Property for not less than thirty (30) days. Landlord will notify Tenant of Landlord's intent to dispose of the personal property on a date not less than thirty (30) days from the date of the notice, and include a telephone number and address where Tenant can reasonably reach Landlord to retrieve the personal property before the disposition date. The notice will be personally delivered or sent first class mail, postage prepaid, to Tenant at the last known address. If the notice is returned undeliverable or where the last known address is the Property, Landlord will also serve notice to such other addresses as Tenant has provided to Landlord. If Tenant does not retrieve the personal property within the time specified, Landlord may dispose of the personal property.
  - B.** If this Agreement terminates by Tenant's voluntary surrender, Landlord will store any personal property for fourteen (14) days from the date of surrender. If Tenant has not retrieved the personal property after fourteen (14) days, Landlord may dispose of the personal property.
  - C.** If this Agreement terminates by a writ of restitution, Landlord has no obligation to store any personal property of Tenant after three (3) days following execution of the writ of restitution, unless otherwise agreed by the parties.
  - D.** If the personal property has a market value of less than \$100, Landlord may dispose of the property in any manner. If the personal property has a market value of over \$100, Landlord may retain the property or sell it and send Tenant an itemized statement as required by law. Landlord may charge reasonable storage fees and the prevailing rate of moving fees. Landlord may require payment of all storage and moving charges before release of the personal property.
- 23. BREACH OF AGREEMENT BY TENANT.**
- A.** Except as provided in the Uniform Owner-Resident Relations Act [Sections 47-8-1 to 47-8-51 NMSA 1978], if there is noncompliance with Section 47-8-22 NMSA 1978 materially affecting health and safety or upon the initial material noncompliance by Tenant with this Agreement or any separate agreement, Landlord shall deliver a written notice to Tenant specifying the acts and omissions constituting the breach, including the dates and specific





**REALTORS® ASSOCIATION OF NEW MEXICO  
RESIDENTIAL RENTAL AGREEMENT – 2018**



facts describing the nature of the alleged breach, and stating that this Agreement will terminate upon a date not less than



**REALTORS® ASSOCIATION OF NEW MEXICO  
RESIDENTIAL RENTAL AGREEMENT – 2018**



seven (7) days after receipt of the notice if the breach is not remedied in seven (7) days.

- B.** Upon the second material noncompliance with this Agreement or any separate agreement by Tenant, within six (6) months of the initial breach, Landlord shall deliver a written notice to Tenant specifying the acts and omissions constituting the breach, including the dates and specific facts describing the nature of the alleged breach, and stating that this Agreement shall terminate upon a date not less than seven (7) days after receipt of the notice. If the subsequent breach occurs more than six (6) months after the initial breach, it shall constitute an initial breach for purpose of applying the provisions of this section.
- C.** The initial notice provided in this section shall state that this Agreement will terminate upon the second material non-compliance with this Agreement or any separate agreement by Tenant within six (6) months of the initial breach. To be effective, any notice pursuant to this subsection shall be given within thirty (30) days of the breach or knowledge thereof.
- D.** If rent is unpaid when due and Tenant fails to pay rent within three (3) days after written notice from Landlord of nonpayment and Landlord's intention to terminate this Agreement, Landlord may terminate this Agreement and Tenant shall immediately deliver possession of the dwelling unit; provided that tender of the full amount due, in the manner stated in the notice, prior to the expiration of the three-day notice shall bar any action for nonpayment of rent.
- E.** In any court action for possession for nonpayment of rent or other charges where Tenant disputes the amount owed because:
  - 1.** Tenant has abated rent pursuant to Section 47-8-27.2 or 47-8-4 NMSA 1978; or
  - 2.** Landlord has allocated rent paid by Tenant as payment for damages to the premises;Then, if Landlord is the prevailing party, the court shall enter a writ of restitution conditioned upon the right of Tenant to remedy within three (3) days of entry of judgment. If Tenant has satisfied the judgment within three (3) days, the writ shall be dismissed. If Tenant has not satisfied the judgment within three (3) days, Landlord may execute upon the writ without further order of the court.
- F.** Except as provided in the Uniform Owner-Resident Relations Act, Landlord may recover damages and obtain injunctive or other relief for any noncompliance by Tenant with this Agreement or the Uniform Owner-Resident Relations Act.
- G.** When the last day for remedying any breach pursuant to written notice required under the Uniform Owner-Resident Relations Act occurs on a week-end or federal holiday, the period to remedy shall be extended until the next day that is not a weekend or federal holiday.
- H.** If Tenant knowingly commits or consents to any other person in the dwelling unit or on the Property knowingly committing a substantial violation as defined in Section 14B of this Agreement and in the Uniform Owner-Resident Relations Act, Landlord shall deliver a written notice to Tenant specifying the time, place and nature of the act constituting the substantial violation and that this Agreement will terminate upon a date not less than three (3) days after receipt of the notice.
- I.** In any action for possession under Subsection H of this section, it shall be a defense that Tenant is a victim of domestic violence. If Tenant has filed for or secured a temporary domestic violence restraining order as a result of the incident that is the basis for the termination notice or as a result of a prior incident, then the writ of restitution shall not issue. In all other cases where domestic violence is raised as a defense, the court shall have the discretion to evict Tenant accused of the violation, while allowing the tenancy of the remainder of Tenants to continue undisturbed.

**24. CONTACT PERSON.** In the event of the death of Tenant, Tenant hereby authorizes the following contact person(s) to access the dwelling unit at a reasonable time and in the presence of the Owner or the Landlord and to remove the resident's property from the dwelling unit. Landlord is further authorized to refund the Tenant's security deposit, less lawful deductions, to the following contact person(s).

Name(s) of Contact Person(s) \_\_\_\_\_

Address(es) of Contact Person(s) \_\_\_\_\_

Telephone Number(s) of Contact Person(s) \_\_\_\_\_

**25. DISCLAIMER.** Neither Landlord nor any person working for Landlord will be liable to Tenant for any damage or injury to Tenant or any other person or any personal property on the Property or the common areas unless it is caused by a deliberate or negligent act of Landlord. Neither Landlord nor any person working for Landlord will be liable for



**REALTORS® ASSOCIATION OF NEW MEXICO  
RESIDENTIAL RENTAL AGREEMENT – 2018**



the



**REALTORS® ASSOCIATION OF NEW MEXICO  
RESIDENTIAL RENTAL AGREEMENT – 2018**



acts of any other resident of any other unit near the Property, or any other person, in the area around the Property or the common area. Landlord is not responsible for any losses due to fire, flood, any damage by water from whatever source, interruptions of utilities, burglary, assault, theft, vandalism or other crimes in or around the Property, acts of God or any other cause. Tenant acknowledges that no insurance carried by Landlord provides coverage or protection for any property of Tenant or Tenant's guests.

- 26. CRIMINAL ACTIVITY AND MEDICAL MARIJUANA.** Neither Tenant, nor any member of Tenant's household, nor a guest nor any other person under Tenant's control shall engage in criminal activity, including drug-related criminal activity, on or near the Property or permit the Property to be used for criminal activity, including drug-related criminal activity, regardless of whether the individual engaged in such activity is a member of the household, or a guest. Drug-related criminal activity or criminal activity is a material breach of the rental agreement and is CAUSE FOR TERMINATION OF THE TENANCY.

If Tenant utilizes medical marijuana, the following provision sets forth Landlord's Policy on Tenant's use of medical marijuana in or around the Property:

**CHECK APPLICABLE**

- A. ☐ Because Marijuana is presently recognized as a controlled substance under federal law, Tenant is PROHIBITED from using, manufacturing (growing), distributing, selling, possessing, storing, or handling marijuana in, on or near the Property or any accessory buildings, such as the garage or in the common areas, if the Property has such common areas EVEN IF SUCH ACTIVITY IS FOR MEDICALLY-RELATED PURPOSES AND TENANT IS CONDUCTING SUCH ACTIVITY IN ACCORDANCE WITH NEW MEXICO LAW; OR**
- B. ☐ The use of medical marijuana is permitted as provided in the attached Medical Marijuana Addendum (See Medical Marijuana Information Sheet - RANM Form 2312).**
- 27. INDEMNITY.** Tenant will indemnify and hold harmless Landlord for all expenses incurred (including attorneys' fees) as a result of claims of third persons based on conduct or acts of Tenant or a family member or guest of Tenant.
- 28. ATTORNEYS' FEES.** If either party uses the services of an attorney to enforce that party's rights or the other party's obligations under this Agreement, any award of damages shall include costs and reasonable attorneys' fees.
- 29. ENTIRE AGREEMENT.** This Agreement contains the entire Agreement between the parties relating to the subject matter and supersedes any previous agreements, arrangements, undertakings or proposals, oral or written. This Agreement may be varied only by a document signed by both parties.
- 30. FORCE MAJEURE.** Neither party shall be liable for delay or failure to perform any obligation under this Agreement if the delay or failure is caused by any circumstance beyond their reasonable control, including but not limited to, acts of God, war, civil unrest or industrial action.
- 31. LAW AND JURISDICTION.** This Agreement shall be governed by and construed in accordance with the laws of New Mexico and each party agrees to submit to the exclusive jurisdiction of the courts of New Mexico.
- 32. SEVERANCE.** If any provision of this Agreement is held invalid, illegal, or unenforceable for any reason by any court of competent jurisdiction, such provision shall be severed and the remainder of the provisions hereof shall continue in full force and effect as if this Agreement had been agreed with the invalid, illegal, or unenforceable provision eliminated.
- 33. TIME IS OF THE ESSENCE.** Time is of the essence with respect to the parties' performance under this Agreement.
- 34. SERVICEMEMBER CIVIL RELIEF ACT.** Tenant(s) ☐ is ☐ is not subject to the SCRA, commonly referred to as the



**REALTORS® ASSOCIATION OF NEW MEXICO  
RESIDENTIAL RENTAL AGREEMENT – 2018**



Military Clause, RANM Form 6104, Service Member Civil Relief Act Information Sheet, is attached if Tenant(s) is subject to SCR.



## REALTORS® ASSOCIATION OF NEW MEXICO

### RESIDENTIAL RENTAL AGREEMENT – 2018

#### 35. ADDITIONAL PROVISIONS.

#### 36. ADDENDA ATTACHED:

#### TENANT

Tenant (Signature) \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_

Tenant (Signature) \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_

Tenant Names (Print) \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP Code \_\_\_\_\_

Home (Cell) Phone \_\_\_\_\_ Business Phone \_\_\_\_\_ Fax \_\_\_\_\_ Email Address \_\_\_\_\_

☐ Personal Guarantee Addendum

☐ Medical Marijuana Addendum

☐ Other

Additional address and telephone number for Tenant, to be used if Tenant cannot be located or in case of emergency.

\_\_\_\_\_  
c/o Name (Print)

\_\_\_\_\_  
Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP Code \_\_\_\_\_

\_\_\_\_\_  
Phone \_\_\_\_\_ Business Phone \_\_\_\_\_ Fax \_\_\_\_\_ Email Address \_\_\_\_\_

#### LANDLORD





☐ Landlord is a New Mexico Real Estate licensee (Broker) and is authorized by Owner to manage the Property and to receive service of process and any notices and demands under this Agreement.

Broker ☐ is ☐ is not a REALTOR®

\_\_\_\_\_  
Brokerage Firm

\_\_\_\_\_  
By (Print)

\_\_\_\_\_  
NMREC Lic. #

\_\_\_\_\_  
By (Signature)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Time

\_\_\_\_\_  
Address

\_\_\_\_\_  
City

\_\_\_\_\_  
State

\_\_\_\_\_  
ZIP Code

\_\_\_\_\_  
Cell Phone

\_\_\_\_\_  
Business Phone

\_\_\_\_\_  
Fax

\_\_\_\_\_  
Email Address



**REALTORS® ASSOCIATION OF NEW MEXICO  
RESIDENTIAL RENTAL AGREEMENT – 2018**



**OWNER**

☐ Owner is acting as Landlord, and ☐ is ☐ is not a New Mexico Real Estate licensee (Broker). Owner acknowledges that the New Mexico Real Estate licensee (Broker) noted in Cover Page II is not involved with the management of the Property. The owner is to receive service of process and any notices and demands under this Agreement.

---

Owner (Signature)	Date	Time
-------------------	------	------

---

Address	City	State	ZIP Code
---------	------	-------	----------

---

Home (Cell) Phone	Business Phone	Fax	Email Address
-------------------	----------------	-----	---------------