



## *Tucson Relocation Guide*



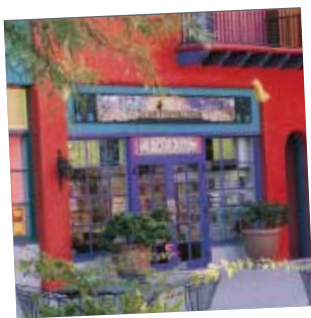


# Tucson

## Attractions



## Tucson Visitor Center



Make your first stop the Tucson Visitor Center located in colorful La Placita Village within walking distance of the Tucson Convention Center and most of the historic downtown area.

100 S. Church Avenue | Tucson, Arizona 85701 | 1-800-638-8350.

Hours: Monday-Friday 9 a.m.-5 p.m., Saturday & Sunday 9 a.m.-4 p.m.  
Closed New Year's Day, Easter, Independence Day, Thanksgiving Day, and Christmas Day.

### Arizona Facts

State flower

**SAGUARO CACTUS BLOSSOM**

State gem

**TURQUOISE**

State bird

**CACTUS WREN**

State tree

**PALO VERDE**

For more information about Arizona, visit [www.arizonaguide.com](http://www.arizonaguide.com).

### ➤ CONVENTION CENTER

The Tucson Convention Center is located in the heart of Historic Downtown Tucson and is the home of many events, cultural activities and conventions throughout the year (260 S. Church Ave., 791-4101 or 791-4266).

### ➤ DESERT LIFE

The Sonoran Desert is a fragile ecosystem teeming with a variety of plant and animal species that depend on each other for survival; and law protects many of them. Please leave the desert just as you find it. Purchase cactus and other native plants at Tucson's established desert gardens or cactus nurseries.

### ➤ DRESS

Tucsonans take a relaxed approach to dress, and casual clothing is acceptable for most occasions. Summer wear includes wide-brim hats, sunglasses and lightweight fabrics. In the warmer months, indoor air conditioning can get chilly for some, so be prepared with a lightweight jacket or sweater. Sunscreen to protect the skin is recommended year-round. In the winter, a lightweight coat or jacket will usually suffice, unless you're planning to visit higher mountain areas where colder temperatures and snow are possible.

### ➤ NEWSPAPERS

The Arizona Daily Star, morning paper, 573-4220; the Tucson Citizen, afternoon paper, 573-4561; the Daily Territorial, business news, 294-1200.

### ➤ LIQUOR LAWS

Arizona law prohibits anyone younger than age 21 to purchase or consume alcoholic beverages. The purchase, service or consumption of liquor is prohibited from 2 a.m. to 6 a.m. Monday-Saturday, and from 2 a.m. to 10 a.m. on Sunday.

### ➤ RADIO & TELEVISION

Radio: 14 AM stations and 16 FM stations  
Television: Local channels are KVOA, 4 (NBC); KUAT, 6 (PBS); KGUN, 9 (ABC); KMSB, 11 (FOX); KOLD, 13 (CBS); KTTU, 18 (UPN); KHRR, 40 (Telemundo, Spanish); KUVE, 52 (Spanish); KWBA, 58 (WB).

### ➤ SALES TAX

State tax is 6.1% plus an additional 2% within Tucson city limits.

### ➤ TICKET SALES

Tucson Convention Center Box Office 791-4266 | TicketMaster 321-1000  
U of A: Athletics 621-2287 | Fine Arts 621-1162 | Centennial Hall 621-3341 | Arizona Theatre Company at Temple of Music & Art 622-2823

### ➤ TIME ZONE

The State of Arizona is located in the Mountain Standard Time Zone (MST). Arizona is one of only two U.S. states that does not make an adjustment for Daylight Savings Time, and during the months of April through October, Arizona time mirrors Pacific Daylight Time.



## Tohono Chul Park

This park on Tucson's northwest side is a very civilized piece of the Sonoran desert in the city, with a wide variety of desert plants around pleasant trails, which lead visitors to a gift shop and a shaded tea room serving delicious scones for tea time. Regular "Walk in the Park" tours provide an educational experience about the park's fauna and flora. Admission for adults 13+ is USD5, children 5-12 and seniors 62+ are admitted for USD4 and kids 5-12 get in for USD2. Children under 5 are admitted free.



## Catalina State Park

Located about 12 miles north of the city on Arizona Highway 77 (Oracle Road), this park affords the best views of the canyons and domes of the Catalina Mountains. A multitude of birds, snakes and lizards inhabit the lower regions, while deer and bighorn sheep roam the high country. The park offers an interpretive trail of an ancient Hohokam village. Picnicking and camping are available. Admission is USD5 per car for day use payable at the ranger station, self-pay after dark. Credit cards are accepted at the gift shop.



## Tucson Botanical Gardens

This is a major Tucson tourist attraction, and not just for plant lovers. Apart from a rich collection of cactus and desert wildflowers, the gardens offer an educational walk around the history of the native Tohono O'odham Indians and the efforts of local scientists to preserve native seeds. Don't miss the wonderful Nuestro Jardin, the traditional Mexican-American neighborhood garden, or the shaded restaurant patio. Admission: USD5 for adults, USD4 for seniors, USD1 for children 6-11. Children 5 and under are free.

## Arizona-Sonoran Desert Museum



This world-famous museum is rather a zoo displaying the creatures of the surrounding desert in their natural habitats. Located in the middle of the Sonoran desert about an half-hour drive from the city center, it also provides breathtaking views of the surrounding mountain ranges. The gift shop has an excellent selection of Sonoran desert souvenirs. This is a must for any visitor staying in Tucson for more than just one day. Admission: Adults (age 13 & older) USD9.95 Oct-Mar; USD8.95 Mar-Sep; children ages 6-12 USD1.75; children under 6 and members are free. Group rates are available.

## Sabino Canyon

Of all the natural attractions in and around Tucson, Sabino Canyon is certainly the most popular. This large chasm in the Santa Catalina Mountains is where ancient Hohokam people built irrigation dams while mammoths roamed the ground. Access is free, but there is a USD5 charge for parking. Highlights are swimming (conditions allowing) in clear pools after a six-mile hike to Seven Falls and summer evening shuttle rides by pre-paid reservations. Sabino tram rides run USD6 for adults and USD2.50 for children ages 3-12. Bear shuttles run USD3 for adults and USD1 for children 3-12. Information by Wcities

Open Hours: Park: Dawn-dusk daily, Shuttles: 9a-4p every hour on the hour M-F, 9a-4:30p every 30 minutes Sa-Su



## Mount Lemmon

See Tucson from a birds-eye view. Take Catalina Highway 30 miles through the Coronado National Forest, where giant Saguaro cacti tower and a variety of desert vegetation blooms year around. Stop at the Seven Cataracts and Windy Pointe Vista for scenic views of untamed mountain landscape surrounding the distant lights of Tucson. Visit Ski Valley and lunch at the Iron Door. The lift operates year-round offering visitors a ride to the sky. Follow signs to Summerhaven, and browse the rustic shops or book a cozy Mount Lemmon cabin. Make a day of it!





## Kitt Peak National Observatory

Southern Arizona's clear skies are ideal to host the world's largest observatory. Located 56 miles southwest of Tucson on top of a rugged mountain range, Kitt Peak features the world's largest collection of telescopes and frequently contributes to important astronomical discoveries. The observatory is open to the public, and there is no charge for admission, although a USD2 donation is requested for the guided tour. Rates for nighttime public observing programs (reservations required) are USD36 for adults; USD31 for students and seniors.

## Mission San Xavier Del Bac

This attraction is to Tucson what the Eiffel Tower is to Paris, except it's more ancient. Founded in 1700 by the Spanish missionary Father Kino, 10 miles south of what is now downtown Tucson on the Tohono O'odham Indian reservation, San Xavier del Bac is considered one of the finest examples of Mexican folk baroque architecture. Indian crafts shops and a cafe are nearby. The parish is still active, so please be respectful of religious activities when visiting.



## Tucson Arts District

The Tucson Arts District Partnership is working to transform the formerly distressed Tucson downtown area into a cultural hub. This non-profit organization has helped local artists find studio space downtown and restored dilapidated historic buildings, thereby transforming the streets around Congress into attractions for visitors from out of town. Staff members also organize studio tours and art walks during fall, winter and spring, as well as the popular Downtown Saturday Night festival. Call the TADP office for art walk and tour schedules. Most tours are free.



## Saguaro National Park

Designated in 1994 and bookending Tucson from two sides, Saguaro National Park gives protection to native animals and plants, most prominently the stately Saguaro cactus—a well-known icon of the Arizonan and Mexican deserts. Both locations have loop roads for driving and cycling, visitor's centers, bookstores, hiking trails, picnic areas and exhibit centers. The Westside park also has a remarkable ancient petroglyph site. Rangers offer special interpretative hikes on request. There is no admission fee for the Westside; however, the Eastside park charges USD4 per car.

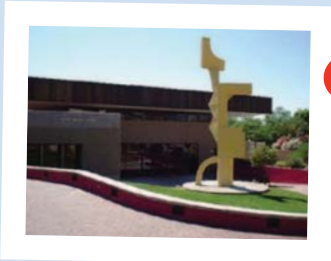
## El Tiradito Wishing Shrine

There is an intriguing legend behind this shrine on Main Street near the old historic barrio, a story involving broken hearts and crimes of passion, but you'll have to read the plaque mounted on it to discover the tale. El Tiradito has been part of local folklore for a long time and is now a national historic site. Take a peek and make your own wish.



## Reid Park Zoo

While not being in the major league of zoos, this is still one of the major attractions in the city. Due to its relatively small size, the zoo can be explored at a leisurely pace in less than two hours. The animals are on display in pleasant natural settings. Chances are you will envy the two polar bear cubs as they happily float in ice-cold water while you're chafing in the 90+ degree Tucson summer heat. Admission is \$4 for adults, \$3 for seniors, \$0.75 for children over 5, free for people under 5.



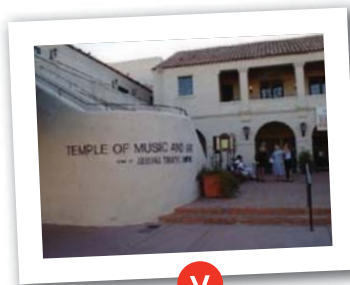
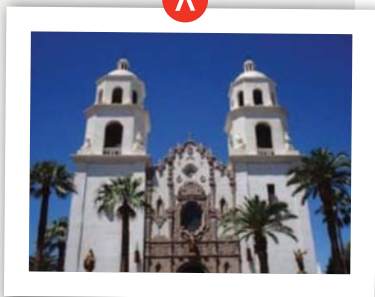
## Tucson Museum of Art

Founded in 1924, and located in the historic El Presidio District, The Tucson Museum of Art and Historic Block maintains permanent collections of more than 6,000 works of art. In addition, the Museum presents visiting exhibitions of works in all media organized by the Museum or traveling exhibitions organized by other institutions. The historic block features five distinctive houses built between 1850 and 1907. Experience the lush courtyards, fountains and sculpture gardens; visit the elegant Museum Shop and Café à la C'Art; study at our popular Art School; enjoy the excitement of contemporary movements and the pleasure of rich artistic traditions at the Tucson Museum of Art.

## St. Augustine Cathedral

St. Augustine Cathedral is located downtown Tucson on Stone Avenue. It is a magnificent sandstone facade structure built in the 1800s. The style is modeled after the cathedral of Queretaro in Mexico, carved with images of yucca, horned toad lizards and saguaro cacti. The exterior is crafted with a bandstand of more than three hundred flowers with a thousand leaves, branches and made purely of steel, incredible craftsmanship.

The interior is also eye catching but with a modest tone meant to Reverence God. It is the oldest Cathedral in Town and the mother church of the Roman Catholic Church in Tucson.

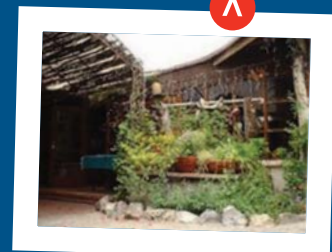


## Temple of Music and Art

Patrons of the arts, demanding a proper environment for classical concerts in Tucson, helped raise most of the money necessary to build this imposing concert hall in 1927. The main building is home to a 600-seat theater, mainly used by the Arizona Theatre Company. There is a small art gallery on the second floor; the south wing contains a nice cafe, with a cabaret theater right above it, while the north wing holds a gift shop offering theatrical and musical souvenirs. Free back-stage tours are given every Saturday at 11:30am, October through April.

## Old Town Artisans

This is a place not to be missed when sightseeing in downtown Tucson. The old adobe structure in the historic Presidio district invites visitors to explore its shops, galleries and restaurants, or to just sit and relax in the wonderful courtyard shaded by palm trees. It's a kind of art shopping center catering to tourists eagerly looking for souvenirs from the Southwest; in fact, it offers everything from Navajo rugs to dried prickly pear jam. There is no admission fee. All stores and restaurants accept major credit cards.



### Better Business Bureau

The bureau promotes business standards, provides reports on business, works to solve customer-business disputes, disseminates information on charities, and offers free consumer publications.

### BBB of Southern Arizona

434 S. Williams Blvd., Suite 102, Tucson, AZ. 85711  
EMAIL [info@tucson.bbb.org](mailto:info@tucson.bbb.org) ▾ <http://tucson.bbb.org>  
TEL 520.888.5353 ▾ FAX 520.888.6262

### Carpooling Program

The Sun RideShare provides commuter services through a free, online matching database for people interested in sharing the ride. Sharing the ride through carpooling or vanpooling offers you a chance to save time and money, while reducing stress, traffic congestion and pollution.

For more information about Sun RideShare programs or to request a personalized carpool match list, please call:  
TEL 520.884.RIDE(7433) ▾ [www.pagnet.org](http://www.pagnet.org)

### Driver's License/Vehicle Registration

Drivers who have relocated to Arizona are required to obtain an Arizona driver license and to register your vehicles in this State. Motor Vehicle Department (MVD) offers services for vehicle title and registration and for obtaining a new Arizona driver license.

For complete information about what makes you a Resident, Obtaining a License, Types of Licenses, and Applying for Title and Registration you can visit <http://www.azdot.gov/> and click on the "New to Arizona?" tab on the left hand side of the screen.

#### ▼ Motor Vehicle Department Phone Line

Monday – Friday 8:00AM – 5:00PM  
(Customers on hold by 4:30PM will be served)

#### ▼ Tucson

TEL 520.629.9808

#### ▼ Hearing/Speech Impaired-TDD System only

TEL 800.324.5425

#### ▼ Tucson East

1360 S. Stocker Dr, Tucson, AZ. 85710

#### ▼ Tucson North

7330 N. Shannon Rd., Tucson, AZ. 85741

#### ▼ Tucson Regional

3565 S. Broadmont, Tucson, AZ. 85713

### Newcomer/Visitor Information

#### ▼ Metropolitan Tucson Convention & Visitors Bureau

100 S. Church Avenue, Tucson, AZ. 85701  
TEL 888.288.2766 ▾ [www.visittucson.org](http://www.visittucson.org)

#### ▼ Northern Pima County Chamber of Commerce

200 W. Magee Rd., Tucson, AZ. 85704  
TEL 520.297.2191 ▾ [www.the-chamber.com](http://www.the-chamber.com)

#### ▼ Southern Arizona Black Chamber of Commerce

1443 E. Broadway Blvd., Tucson, AZ. 85702  
TEL 520.623.0099 ▾ [www.tsabcc.org](http://www.tsabcc.org)

#### ▼ Tucson Hispanic Chamber of Commerce

4420 E. Speedway Blvd., Suite 101, Tucson, AZ. 85712  
TEL 520.620.0005 ▾ [www.tucsonhispanicchamber.org](http://www.tucsonhispanicchamber.org)

#### ▼ Tucson Metropolitan Chamber of Commerce

465 W. St. Mary's Rd., Tucson, AZ. 85701  
TEL 520.792.1212 ▾ [www.tucsonchamber.org](http://www.tucsonchamber.org)

### Tucson Clean & Beautiful

Tucson Clean & Beautiful is a nonprofit environmental organization who works to preserve and improve our environment, conserve natural resources, and enhance the quality of life in the City of Tucson and eastern Pima County.

#### ▼ TCB Programs:

- Adopt-a-Park & Public Areas-Volunteer Cleanup
- Children's Memorial Park
- Commemorative tree parks
- Hot Topics/Cool Solutions Solar Power/Green Build
- Recycling Education
- Reduce-Reuse-Recycle
- Trees for Tucson

For information about how to help keep Tucson Clean & Beautiful please visit:

TEL 520.791.3109 ▾ [www.tucsonaz.gov/tcb](http://www.tucsonaz.gov/tcb)



# Tucson Point of Interest

[www.tucsonattractions.com](http://www.tucsonattractions.com)

▼ **Arizona-Sonora Desert Museum**

2021 N. Kinney Rd., Tucson, AZ. 85743

TEL 520.883.2702 ▼ <http://desertmuseum.org/>

▼ **Sabino Canyon**

5900 N. Sabino Canyon Rd., Tucson, AZ.

TEL 520.749.2861 ▼ <http://sabinocanyon.com/>

▼ **Pima Air & Space Museum**

6000 E. Valencia Rd., Tucson, AZ. 85706

TEL 520.574.0462 ▼ [www.pimaair.org](http://www.pimaair.org)

▼ **De Grazia Gallery in the Sun**

6300 N. Swan, Tucson, AZ. 85718

TEL 520.299.9191 ▼ <http://degrazia.org/Splash.aspx>

▼ **Catalina State Park**

11570 N. Oracle Rd., Tucson, AZ. 85737

TEL 520.628.5798

<http://azstateparks.com/Parks/CATA/index.html>

▼ **Tucson Botanical Gardens**

2150 N. Alvernon Way, Tucson, AZ. 85712

TEL 520.326.9686 ▼ [www.tucsonbotanical.org](http://www.tucsonbotanical.org)

▼ **Kitt Peak National Observatory**

TEL 520.318.8726 ▼ [www.noao.edu/kpno](http://www.noao.edu/kpno)

▼ **Mission San Xavier del Bac**

1950 W. San Xavier Rd.

[www.sanxaviermission.org](http://www.sanxaviermission.org)

▼ **International Wildlife Museum**

4800 W. Gates Pass Rd., Tucson, AZ.

TEL 520.629.0100 ▼ [www.thewildlifemuseum.org](http://www.thewildlifemuseum.org)

▼ **Colossal Cave Mountain Park**

16721 E. Old Spanish Trail, Vail, AZ. 85641

TEL 520.647.7275 ▼ [www.colossalcave.com](http://www.colossalcave.com)

▼ **Flandreau Science Center and Planetarium**

1601 E. University Blvd., Tucson, AZ. 85719

TEL 520.621.7827 ▼ [www.flandrau.org](http://www.flandrau.org)

▼ **Tohono Chul Park**

7366 N. Paseo del Norte, Tucson, AZ. 85704

TEL 520.742.6455 ▼ [www.tohonochulpark.org](http://www.tohonochulpark.org)





## Tucson Performing Arts

### Arts Programs

- ▼ **Pima Community College Center for the Performing Arts**
- ▼ **West Campus**  
2202 W. Anklam Rd., Tucson, AZ. 85709  
TEL 520.206.6600 ▼ [www.pima.edu/cfa](http://www.pima.edu/cfa)
- ▼ **University of Arizona – Arts & Performances**  
[www.arizona.edu/home/arts.php](http://www.arizona.edu/home/arts.php)
- ▼ **UA Presents**  
Box Office: 520.621.3341 ▼ [www.uapresents.org](http://www.uapresents.org)

### Music

- ▼ **Arizona Opera**  
4600 N. Mountain Ave., Tucson, AZ. 85719  
TEL 520.293.4336 ▼ <http://azopera.com>
- ▼ **Tucson Pops Orchestra**  
TEL 520.722.5853 ▼ [www.tucsonpops.org](http://www.tucsonpops.org)
- ▼ **Tucson Symphony Orchestra**  
2175 N. Sixth Ave., Tucson, AZ. 85705  
TEL 520.882.8585 ▼ <http://tucsonsymphony.org>

### Dance

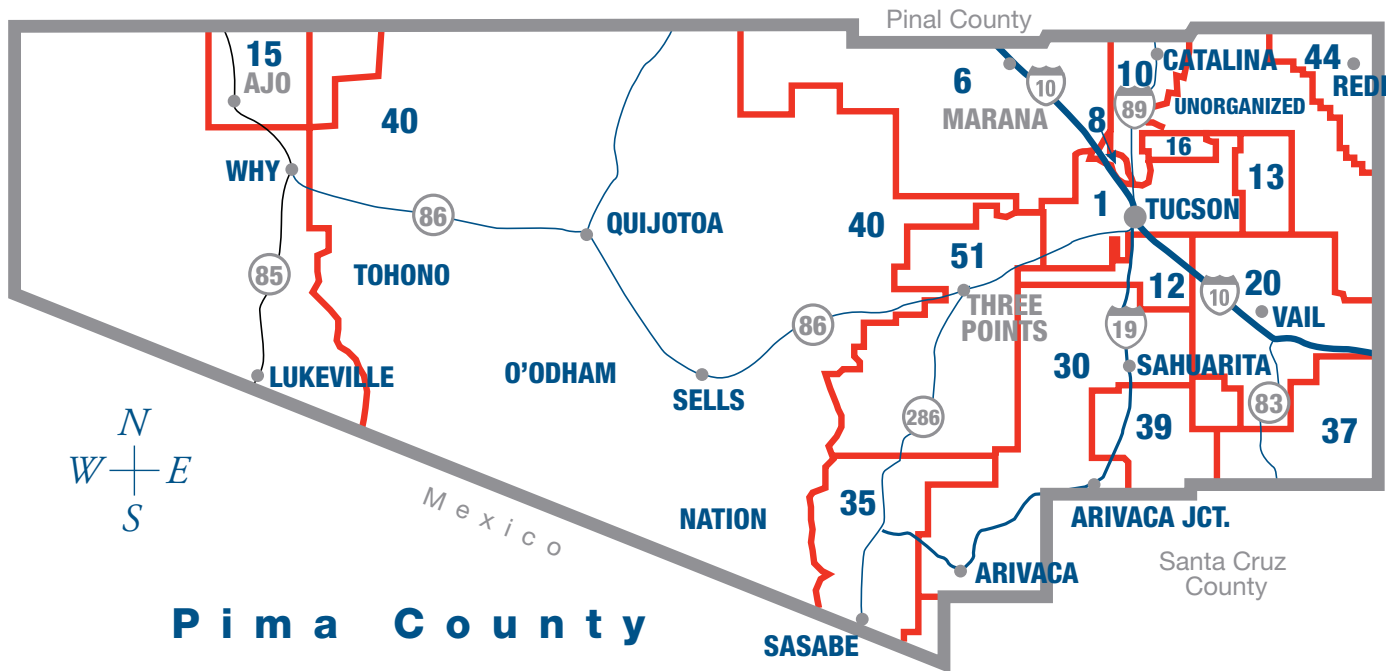
- ▼ **Ballet Arts Foundation**  
TEL 520.623.3373 ▼ [www.ballettucson.org](http://www.ballettucson.org)
- ▼ **Ballet Folklorico Arizona/Ballet Folklorico San Juan**  
TEL 520.544.9543
- ▼ **Tucson Regional Ballet**  
TEL 520.866.1222 ▼ [www.tucsonregionalballet.org](http://www.tucsonregionalballet.org)

### Theater

- ▼ **Arizona Theatre Company**  
<http://aztheatreco.org>
- ▼ **Temple of Music and Art**  
330 S. Scott Ave. (downtown Tucson)  
Box Office: 520.622.2823
- ▼ **Borderlands Theater**  
[www.borderlandstheater.org](http://www.borderlandstheater.org)
- ▼ **El Centro Cultural de las Americanas**  
40 W. Broadway Blvd., Tucson, AZ. 85701  
Box Office: 520.882.7406
- ▼ **Beowulf Alley Theatre Company**  
TEL 520.882.0555 ▼ [www.beowulfalley.org](http://www.beowulfalley.org)

# pima county

## SCHOOL DISTRICT INFORMATION



### pima county SCHOOL DISTRICTS

<b>15</b>	Ajo Unified	PO Box 68, Ajo, AZ 85321	520.387.5618
<b>51</b>	Altar Valley Elementary	HCR 1, Box 130, Tucson, AZ 85736	520.822.1484
<b>10</b>	Amphitheater Unified	701 W Wetmore, Tucson, AZ 85705	520.696.5000
<b>16</b>	Catalina Foothills Unified	2101 E River Road, Tucson, AZ 85718	520.299.6446
<b>39</b>	Continental Elementary	PO Box 547, Green Valley, AZ 85622	520.625.4581
<b>37</b>	Empire Elementary (Transporting district only – no schools)	Box 114, Elgin, AZ 85637-0114	520.455.5514
<b>08</b>	Flowing Wells Unified	1556 W Prince Road, Tucson, AZ 85705	520.690.2200
<b>40</b>	Indian Oasis-Baboquivari	PO Box 248, Sells, AZ 85634	520.623.1031
<b>06</b>	Marana Unified	11279 W Grier Road, Marana, AZ 85653	520.682.3243
<b>00</b>	Pima Accomodation (Juvenile Detention Center and County Jail)	130 West Congress, 4th Floor, Tucson, AZ 85701	520.740.8451
<b>44</b>	Redington Elementary (Transporting district only – no schools)	10805 N San Pedro River Rd, Benson, AZ 85602	520.212.5225
<b>30</b>	Sahuarita Unified	350 W Sahuarita Road, Sahuarita, AZ 85629	520.625.3502
<b>35</b>	San Fernando Elementary	PO Box 80, Sasabe, AZ 85633	520.823.4243
<b>12</b>	Sunnyside Unified	2238 E Ginter Road, Tucson, AZ 85706	520.545.2000
<b>13</b>	Tanque Verde Unified	11150 E Tanque Verde Road, Tucson, AZ 85749	520.749.5751
<b>01</b>	Tucson Unified	1010 E 10th Street, Tucson, AZ 85717	520.225.6000
<b>20</b>	Vail Unified	13801 E Benson Highway, Suite B, Vail, AZ 85641	520.762.2000

This map is provided for general location only.  
Please contact school districts for actual street boundaries.

[http://www.schools.co.pima.az.us/school\\_districts/default.htm](http://www.schools.co.pima.az.us/school_districts/default.htm)

## Voter Qualifications

- ▼ **An Arizona resident is qualified to vote if he/she is or will be:**
  - ▶ Must be a Citizen of the United States of America
  - ▶ Must be a resident of Arizona
  - ▶ Must be 18 years of age or more on or before the day of the next regular General Election
  - ▶ Must not be a convicted felony, unless your civil rights have been restored
  - ▶ Must not been adjudicated incompetent

## How to Register

- ▼ **Online:** Service Arizona  
<https://servicearizona.com/webapp/evoter/>  
*Note: In order to use this website you must have an Arizona Driver License and/or an Arizona non- operating Identification Card issued by the Motor Vehicle Division.*
- ▼ **Print a Form:** Obtain a printable form online at:  
[www.azsos.gov/election/forms/VoterRegistrationForm.pdf](http://www.azsos.gov/election/forms/VoterRegistrationForm.pdf)
- ▼ Fill in the form, print the form, sign and date it, affix the proper postage and mail the form to the County Recorder of the county in which you are a legal resident.
- ▼ **By Mail:** You may request an Arizona Voter Registration form from the County Recorder in the county in which you are a legal resident.
- ▼ **In Person:** You may visit the County Recorder the county you are a legal resident and complete an Arizona Voter Registration form.

## HOMESTEAD EXEMPTION

**As of July 17, 1994**, the Homestead Exemption is automatic in Arizona; you do not need to file for it. Only one exemption may be claimed per individual claimant or married couple. The homestead exemption allows any resident of Arizona, 18 years of age or older, to exempt from attachment, execution or forced sale \$150,000 of equity in a single dwelling unit. In other words, if someone wins a suit or judgment against you, \$150,000 of equity in your home can't be touched. Exceptions include (1) process and sale of a consensual lien, i.e. where a deed of trust or equity loan is foreclosed; (2) a forced sale resulting from a mechanic's lien, and (3) any equity beyond the \$150,000.

Note: This explanation is a summary of the Arizona homestead property exemption statutes. You should consult with an attorney to determine if this exemption offers you protection in the event of an attachment, execution or forced sale

## SCHOOL IMMUNIZATIONS

Before children can attend private or public schools and preschools, parents must show proof of their children's immunizations. Requirements typically include multiple doses of Polio, Dip-theria/Tetanus/Pertusis, and Hepatitis B. Children may be admitted if they have received one dose of required immunizations and if parents provide a schedule for remaining requirements. For specific requirements and exemptions, call the County Health Department, 520-740-8267, your school administration office, or your physician. You may also want to inquire about free immunizations available at numerous locations throughout the Phoenix Metropolitan area.

# pets of arizona

The County leash law states that no dogs (or cats) can run loose unless participating at a kennel club sanctioned event, or dogs are being used for livestock control or hunting. Dogs must be vaccinated for rabies and then licensed annually by the County. Licenses can be purchased at any Animal Control facility or through the mail. Call 520-743-7666 for more information.

Services provided by Animal Control include adoptions, vaccinations, tick dips, licenses, and pickup of stray dogs. Spaying and neutering are recommended for all pets!

Don't forget to get new name tags for your pets and update registration information with local licensing offices. If your pet is lost and picked up by Animal Control, it will be held a maximum of only three days if it doesn't have tags, or six days if it has tags, before being destroyed. You are responsible for visiting the Animal Control facilities to look for your lost pet. Also, to report lost or found pets, call 1-888-PETS911 or visit the Internet website [www.1888PETS911.org](http://www.1888PETS911.org).

The Arizona Humane Society picks up injured and roaming stray animals and will accept strays brought in by non-owners. All strays are transferred to Animal Control. Animals given up by owners may be offered for adoption by the Humane Society, but many are taken to Animal Control.



# benefits

FROM A PROFESSIONAL REALTOR®

## Congratulations on your decision to buy a home!

It's a challenging project,  
and there are many ways a professional can help.  
Here are some of the many ways you may benefit  
from working with a Realtor®:

### IT WON'T COST YOU A PENNY!

The Realtor® who helps you buy a home is traditionally paid by the Seller.

### MANY MORE HOME CHOICES.

Your Realtor® has thousands of homes to choose from through the Multiple Listing Service (MLS), so you're more likely to find the home that's just right for you and find it quicker. In fact, a majority of the homes for sale are listed by Realtors® and aren't available to you unless you are working with a Realtor®.

### A NUMBER OF TRANSACTIONS "FALL OUT."

Unfortunately, it's true. Some transactions fall apart before closing. An experienced Realtor® may be able to resolve problems and see your transaction through to a successful closing.

### KNOWLEDGE OF NEW HOME SUBDIVISIONS.

New home subdivisions will welcome you and your Realtor®. If you're interested in buying a new home, take your agent with you on your first visit to each subdivision. Your professional Realtor® is an important source of information who can supply background on the builder, nearby subdivisions, and the local community.

### IT'S A MAJOR INVESTMENT.

You use a professional for your legal, financial and health needs. Why gamble on what may be your biggest investment without a professional at your side?

### HELP WITH FSBO'S.

If you consider a "For Sale By Owner," take your Realtor® along to help negotiate the contract. The owner may not only agree to your terms, but also agree to pay the agent's commission.

### LESS LIABILITY.

You will have more protection from legal and financial liability, especially as real estate transactions become more complicated.

### THE PAPERWORK.

Your experienced Realtor® will negotiate and prepare the purchase contract for you and assist you throughout the escrow process.

# [COUNT ON]

## Title Security Agency

[COUNT ON US] *for service*

Whether it is residential or commercial we have a complete line of products and services for you and your clients. We offer our clients the most outstanding professionals in the industry! Our staff of experienced Escrow Officers provide technical assistance to Sellers, Buyers, Realtors, Loan Officers, and Attorneys. Our Escrow Officers provide expert handling of the simplest to the most complex real estate transactions with accuracy and within your time frame to allow for the smoothest of transactions.

[COUNT ON US] *for options*

Multiple underwriters provide Title Security the ability to better serve the many types of coverage and pricing needs of our customers. Title Security is underwritten by the following companies: First American Title, Old Republic Title, and Title Resources Guaranty Company.

[COUNT ON US] *for convenience*

We offer 19 convenient locations—in Southern Arizona which includes Tucson, Green Valley and Casa Grande.

[COUNT ON US] *for all of your needs*

Title Security offers more than  
title insurance and escrow services:  
local Property Research • local Account Servicing  
local 1031 tax-deferred exchanges



# THE ESCROW PROCESS AT T.S.A

**WHAT IS AN ESCROW?** An escrow is a process wherein the Buyer and Seller deposit written instructions, documents, and funds with a neutral third party until certain conditions are fulfilled. In a real estate transaction, the Buyer does not pay the Seller directly for the property. The Buyer gives the funds to an escrow company who, acting as an intermediary, verifies that title to the property is clear and all written instructions in the contract have been met. Then the company transfers the ownership of the property to the Buyer through recordation and pays the Seller. This process protects all parties involved.

The State of Arizona licenses and regulates all escrow companies. The Insurance Commissioner and the State Banking Department can inspect a company's records at any time, providing further oversight of the company's management and position as an impartial third party to the transaction.

In Arizona, escrow services are generally provided by a title insurance company instead of an attorney. The stability, reliability and performance of your title and escrow company are vital to protect the interests of all parties to the transaction.

**HOW IS AN ESCROW OPENED?** Once the completed contract (or Purchase Agreement) is fully signed and executed, and the Seller has accepted the offer, the Buyer's Agent will open the escrow. The earnest money deposit and the contract are placed in escrow. As a neutral party to the transaction, Title Security can respond only to those written instructions agreed to mutually by all "interested" parties (Seller and Buyer); Title Security cannot otherwise alter the contract or create instructions, and that protects all interested parties.

**HOW TO HOLD TITLE.** The Buyer should inform the escrow officer and lender as soon as possible of how they wish to hold title of their home and **exactly** how their name(s) will appear on all documents. This allows the lender and title company to prepare all documents correctly. **(Changes later, such as adding or deleting an initial in your name, can delay your closing.)** Buyer's may wish to consult an attorney, accountant or other professional before deciding how to hold title.

**WHAT HAPPENS AT TITLE SECURITY?** During the escrow period, our title department begins researching and examining all historical records pertaining to the subject property. Barring any unusual circumstances, a commitment for title insurance is issued, indicating a clear title or listing any items which must be cleared prior to closing. The commitment is sent to the buyer for review.

The escrow officer follows instructions on the contract, coordinates deadlines, and gathers all necessary paperwork. For example, written requests for payoff information (called "demands") are sent to the Seller's mortgage company and any other lien holders.

## AS PART OF OUR SERVICE, TITLE SECURITY WILL:

**OPEN** escrow and deposit Buyer's "good faith" funds in a separate escrow account.

**CONDUCT** a title search to determine ownership and status of the subject property.

**ISSUE** a title commitment and begin the process to delete or record items to provide clear title to the property.

Per contract, **CONFIRM** that the lender has determined the Buyer, is qualified for a new loan.

**ASK** you to complete a beneficiary's statement if you are assuming the Seller's loan.

**MEET** all deadlines as specified in the contract.

**REQUEST** payoff information for the Seller's loans, other liens, homeowners association fees, etc.

**PRORATE** fees, such as property taxes, per the contract, and prepare the settlement statement.

**SET** separate appointments: Seller will sign documents; the Buyer will sign documents and deposit funds.

**REVIEW** documents ensuring all conditions and title requirements are fulfilled; request funds from lender.

When all funds are deposited, **RECORD** documents at the County Recorder to transfer the subject property from the Seller to the Buyer.

After recordation is confirmed, **CLOSE** escrow and disburse funds, including Seller's proceeds, loan payoffs, Realtors®' commissions, related fees for recording, etc.

**PREPARE** and send final documents to parties involved.

# WAYS TO TAKE TITLE **IN ARIZONA**

COMMUNITY PROPERTY	JOINT TENANCY WITH RIGHT OF SURVIVORSHIP	COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP	TENANCY IN COMMON
Requires a valid marriage between two persons.	Parties need not be married; may be more than two joint tenants.	Requires a valid marriage between two persons.	Parties need not be married; may be more than two tenants in common.
Each spouse holds an undivided one-half interest in the estate.	Each joint tenant holds an equal and undivided interest in the estate, unity of interest.	Each spouse holds an undivided one-half interest in the estate.	Each tenant in common holds an undivided fractional interest in the estate. Can be disproportionate, e.g., 20% and 80%; 60% and 40%; 20%, 20%, 20% and 40%; etc.
One spouse cannot partition the property by selling his or her interest.	One joint tenant can partition the property by selling his or her joint interest.	One spouse cannot partition the property by selling his or her interest.	Each tenant's share can be conveyed, mortgaged or devised to a third party.
Requires signatures of both spouses to convey or encumber.	Requires signatures of all joint tenants to convey or encumber the whole.	Requires signatures of both spouses to convey or encumber.	Requires signatures of all tenants to convey or encumber the whole.
Each spouse can devise (will) one-half of the community property.	Estate passes to surviving joint tenants outside of probate.	Estate passes to the surviving spouse outside of probate.	Upon death the tenant's proportionate share passes to his or her heirs by will or intestacy.
Upon death the estate of the decedent must be "cleared" through probate, affidavit or adjudication.	No court action required to "clear" title upon the death of joint tenant(s).	No court action required to "clear" title upon the first death.	Upon death the estate of the decedent must be "cleared" through probate, affidavit or adjudication.
Both halves of the community property are entitled to a "stepped up" tax basis as of the date of death.	Deceased tenant's share is entitled to a "stepped up" tax basis as of the date of death.	Both halves of the community property are entitled to a "stepped up" tax	Each share has its own tax basis.

**Note:** Arizona is a community property state. Property acquired by a husband and wife is presumed to be community property unless legally specified otherwise. Title may be held as "Sole and Separate." If a married person acquires title as sole and separate, his or her spouse must execute a disclaimer deed to avoid the presumption of community property. Parties may choose to hold title in the name of an entity, e.g., a corporation; a limited liability company; a partnership (general or limited), or a trust. Each method of taking title has certain significant legal and tax consequences; therefore, you are encouraged to obtain advice from an attorney or other qualified professional.

# PLANNING YOUR



# MOVE

## ABOUT 2 MONTHS BEFORE YOU MOVE

- ✓ Research your new city through the Chamber of Commerce or, if a computer is available to you, through many of the online websites.
- ✓ Start cleaning closets and storage areas and decide what goes with you, what goes to a charitable organization or garage sale, and what goes in the trash.
- ✓ Talk with your accountant or an IRS advisor about any moving expenses that might be tax deductible and require records.
- ✓ Contact moving companies (and the Better Business Bureau) for services and estimates.
- ✓ Start a list of everyone you want to notify about your move. Keep it handy because names will pop into your mind unexpectedly. Along with friends and relatives, include schools, doctors, dentists, creditors, attorney, accountant, broker, and any recurring services such as maid, lawn, exterminator, water softener, diaper, internet provider, magazine subscriptions, etc.

## 1 MONTH OUT

- ✓ Notify the post office of the move, and pick up a supply of change of address cards.
- ✓ If possible, open bank accounts at the new location now so your checks can be printed, and you won't have to rely on temporary checks which are not accepted everywhere.
- ✓ Get serious about cleaning out the house; start accumulating boxes and begin packing. Hold a garage sale.
- ✓ Contact your insurance companies (health, auto, homeowners, renters) and discuss coverage at the new location.
- ✓ Contact utility companies and arrange to disconnect/ connect at your current home and at your new home.
- ✓ Driving? Flying? How will you, your family, your pets, your plants, extra cars, get to the new city? Arrange for that now.
- ✓ Take pets to your veterinarian for check up and regular immunizations before the trip.

## 2 WEEKS BEFORE

- ✓ Contact your bank about closing your existing accounts when you move.
- ✓ If you're driving your car, have it serviced.
- ✓ Find out what you need to do to transfer records for doctors, dentists, veterinarians, etc. Be sure to get permanent records from schools, not copies. Get prescriptions for new pharmacies.

## 1 WEEK LEFT

- ✓ Get rid of all flammable products, paint, gasoline, etc.
- ✓ Contact your local trash collector about proper disposal.
- ✓ Gather odds and ends: dry cleaning, safe deposit box items, prescriptions, anything you've loaned.
- ✓ Return library books, rented videos, anything borrowed.
- ✓ Drain gas and oil from equipment you're shipping, such as lawn mowers, gas weed trimmers, etc.

## A COUPLE OF DAYS

- ✓ Give away plants you're not taking.
- ✓ Defrost the refrigerator and freezer.
- ✓ Write out clear instructions—sketch a map, too, if you can—of your new home, and include your itinerary and emergency numbers. Keep a copy yourself, and give copies to the moving company and your family or friends.
- ✓ Complete packing. Be sure to set aside the items you want to take with you so the mover doesn't accidentally load them onto the truck.
- ✓ Pack local phone books. You'll be glad you did.
- ✓ Check with the utility companies to verify connect and disconnect dates after escrow closes.
- ✓ Contact your Realtor® and verify when and where keys to your new home will be available.
- ✓ Pick up beverages and snacks for moving day.
- ✓ Disconnect major appliances.

## THE BIG DAY

- ✓ If you can't be there when the movers arrive, arrange for someone to meet them.
- ✓ Check the movers' bill of lading and inventory carefully before signing. Keep papers with you in a safe place.
- ✓ Make one last trip through the house, double-checking closets, drawers and cabinets. Lock the windows.
- ✓ Leave the garage remote control for the new owners.
- ✓ Turn off all the lights, close and lock the door, and leave the keys as prearranged with your Realtor® or new owner.

**GOOD LUCK, AND ENJOY YOUR NEW HOME!**

