

LANDLORD RULES AND REGULATIONS

Added and made a part of the lease pertaining to 1503 Brickarbor Dr, Katy, TX

-Landlord is allowed to inspect the property every 3 months (or as necessary) and will notify tenant at least 48 hours ahead.

-Stairs and upstairs carpet is brand new. Tenant is to keep this carpet as clean as possible and is required to have it cleaned professionally at the end of the lease.

-Tenant is to keep the property clean and reasonably tidy at all times.

-Tenant is responsible for pest control (need to be done every 3 months).

-Tenant is responsible for yard maintenance (front and back) and watering the yard. The yard maintenance usually needs to be done every other week.

-Trash cans may not be left on the street outside of trash days. Trash cans have to be stored in garage or backyard in between trash days.

-Strictly no pets unless specifically allowed in the lease.

-Strictly no smoking in the house or on the property.

-No writing on walls.

-Tenant is required not to use the fireplace as the chimney is not currently capable of handling smoke and fire.

-If tenants makes holes in the walls larger than a small nail (for instance to install a TV mount), tenant will be required to patch the walls and do touch-up paint at the end of the lease.

-Tenant will maintain renter's insurance.

-The washer and dryer are provided on a courtesy basis and will not be replaced or repaired if they break.

-Move-out clean to be done professionally by a company hired by Tenant and needs include the inside of cabinets, closets and appliances (ovens, refrigerator, freezer), as well as the professional cleaning of all carpets.

Landlord date

Landlord date

Tenant date

Tenant date