

**Landlord's Rules and Regulations**

1. All rents shall be paid online at TexasRenters.com or web portal as designated from time to time by Landlord or Landlord's agent. There is a \$10.00 fee for any payments not made online.

**Tenant's initials** \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_

2. Unless there is a maintenance emergency, service request shall be made through TexasRenters.com or web portal designated by TexasRenters.com, LLC. A maintenance emergency is a condition which, if left unrepaired for more than 48 hours, would result in additional damage to the home or an issue, left unrepaired for more than 48 hours would be a detriment to the occupant's health. Service will not be performed on the weekend, and will require, in most cases, for the Tenant to be home.

**Tenant's initials** \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_

3. The Tenant shall be responsible for following all rules and regulations set forth by the Home Owners Association which the home now or may become a member of in the future. If a violation of the Home Owner's Association Rules, due to a cause by the Tenant, result in a fine to the Landlord, the Tenant shall promptly reimburse the Landlord an amount equal to the fine.

**Tenant's initials** \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_

4. The home is required to be left in the same condition as the tenant moves into the home. Should the tenant fail to comply with the move out conditions, the tenant will be charged according to TexasRenters.com, LLC make ready and repair list. The Tenant has been provided a list of cleaning and make ready charges that will be charged to the Tenant.

**Tenant's initials** \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_

5. The failure of the Tenant to transfer utilities to their name prior to the move in date shall result in a fee of \$100.00 + the estimated use of utilities from the move in date to the cut off date. All estimates will be done by TexasRenters.com, LLC and will be final.

**Tenant's initials** \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_

6. Keys will be available to pick up on your lease start date. Should you wish to designate a person to pick up the keys for you, such as your realtor, you must do so in writing. Keys will not be delivered and will only be available for pick up from 9am to 6pm Monday through Friday.

**Tenant's initials** \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_

7. The Landlord has engaged the services of TexasRenters.com to deal with all issues related to the home and does not wish to be contacted directly by the tenant. Should the Tenant directly contact the Landlord, there will be a \$500.00 charge to the tenant.

**Tenant's initials** \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_

8. If at any time your yard is inspected, and found to be more than 5" tall, or to have weeds more than 5" tall, or that flower beds are not maintained, the yard may be mowed or beds maintained by a service designated by TexasRenters.com, and you, the Tenant will be charged for the actual service plus a \$20 administrative fee. If we receive more than notice of violation related to lawn maintenance from the Home Owner's Association, it will be necessary to provide lawn service for you. You will be placed on a weekly lawn maintenance program, and you agree that your monthly rent will be increased by an amount necessary to fully pay for the lawn maintenance program.

**Tenant's initials** \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_

9. If at any time the Landlord or their representative finds evidence that there are person(s) not named in the lease as an Occupant(s), the Tenant shall be charged a \$500 fine + \$100 per day until the occupant is either approved or leaves the home. Should a guest be determined to be an Occupant, in TexasRenters.com LLCs, sole discretion, that person shall not be permitted to be a guest in the property. All occupants over 18 shall be required to pass a full applicant screening.

**Tenant's initials** \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_