

- E. Condominium Addendum to Listing;
- F. Keybox Authorization by Tenant; and
- G. Information about On-Site Sewer Facility
- H. IRS Form W-9
- I. Owner's Authorization Concerning Unescorted Access to Property
- J. General Information for Landlord Regarding Assistance Animals
- K. \_\_\_\_\_

**20. LEASE REQUIREMENTS BY LANDLORD:** In response to inquiries from prospective tenants and other brokers, Broker may communicate the Listing Price as the desired monthly rent and the following preferences or requirements by Landlord. The information is negotiable and does not bind Landlord to accept or reject any offer.

- A. Monthly Rent: Due on the  first day of the month  \_\_\_\_\_.
- B. Late Charges: Time at which late charges are incurred: 11:59 p.m. on the \_\_\_\_\_ day after the date on which rent is due.
  - (1) Initial Late Charge:  (a) \$50 \_\_\_\_\_;  (b) \_\_\_\_\_% of one month's rent.
  - (2) Additional Late Charges: \$10 \_\_\_\_\_ per day thereafter.
- C. Pets:  not permitted  permitted with the following restrictions (*size, weight, number, type*): \_\_\_\_\_
  - (1) If a pet is permitted, Landlord requires the tenant to sign a pet agreement and requires:
    - (a) a pet deposit of \$ \_\_\_\_\_ in addition to the security deposit.
    - (b) the monthly rent to be increased by \$ \_\_\_\_\_.
    - (c) a one-time, non-refundable payment of \$ \_\_\_\_\_.
  - (2) Pet violation charges (whether pet is permitted or not permitted): (a) an initial charge of \$1000.00 \_\_\_\_\_; and (b) \$50.00 \_\_\_\_\_ per day thereafter.
- D. Security Deposit: \$2100.00
- E. Utilities: All utilities to be paid by Tenant except: n/a
- F. Guests: Number of days guests permitted on Property: 7
- G. Vehicles: Number of vehicles permitted on Property: 4
- H. Trip Charge: \$75.00
- I. Keybox: Authorized during last 45 \_\_\_\_\_ days of lease; Early Withdrawal Fee \$2100.00
- J. Inventory and Condition Form: To be delivered within \_\_\_\_\_ days
- K. Yard: To be maintained by:  Landlord;  Tenant;  a contractor chosen and paid by Tenant; or  \_\_\_\_\_ (contractor) paid by Tenant
- L. Pool/Spa: To be maintained by:  Landlord;  Tenant;  a contractor chosen and paid by Tenant; or  \_\_\_\_\_ (contractor) paid by Tenant; or  \_\_\_\_\_
- M. Repairs: Emergency phone number for repairs: Anh Vu: 361-343-2188  
Appliances or items that will not be repaired: refrigerator, dryer and washer
- N. Special Provisions: n/a

- O. Assignment, Subletting and Replacement Tenant Fees:
  - (1) If procured by tenant:  (i) \$2100 \_\_\_\_\_; or  (ii) \_\_\_\_\_% of one month's rent.