

## **Special Provisions and Fees**

### **Rental Rate**

- \$(monthly rent amount) from (lease start and end dates)

### **Payments**

- Money orders will not be accepted as payment for rent or deposits.

### **Maintenance**

- All maintenance requests must be submitted via the tenant portal.
- Emergency request (HVAC, water leak, fire, etc.) MUST be submitted via phone call or text to 281-773-4195
- Landlord is not liable for any delays due to the non-availability of materials/parts due to high demand.

### **Renter's Insurance**

- Tenant must provide proof of renter's insurance within 30 days of lease commencement date AND maintain insurance for the length of the lease with no gaps in coverage.

### **Early Termination**

- A fee equal to one month's rent will apply if the early termination is approved. Resident is responsible to pay rent until unit is re-rented or until the termination of the lease.

### **Move-Out**

- Tenant must have home professionally cleaned upon move out, including carpets (receipt required).

### **Failing to Transfer or Connect Utilities Fee**

- \$125 fee will be charged if tenant fails to transfer utilities into tenant's name after 5 days of taking possession of the property. In addition, tenant will be charged all prorated utility charges.

### **Lease Extension Fee**

- If tenant(s) requests a lease extension, there will be a charge of \$55 per extension.

### **After Hours Maintenance Fee**

- \$300 fee will be charged to tenant in the event an after-hours maintenance call is required for a routine service call to accommodate the tenant.

### **HOA & Lease Violation Administration Fee**

- \$125 fee will be charged every time an HOA violation is not attended and confirmed resolved within 48 hours of being notified. At that time, a contractor will be dispatched to take care of the violation at tenant expense.

### **Access and Keys**

- If a tenant does not provide a copy of the key or fails to return keys upon move out, a re-key will be done at the property after the third attempt. A total invoice will be charged to the tenant(s) plus \$125 to compensate for the time and effort.
- If a security alarm is placed at the home, the alarm code & password must be shared with the landlord in the event of an emergency. If not shared, the alarm goes off, and police are dispatched, tenant will incur that expense.
- We reserve the right to inspect the property at any time with notice of 48 hours minimum.

**Please download Appfolio on your phone for easy online rental payments and submittal of all maintenance requests.**

**Submitting maintenance requests with pictures via the app expedites response times for our maintenance team.**