

Tenant Rules and Information

The following is a part of the Lease Agreement Dated: _____

Between (LANDLORD): _____

And (TENANT): _____

Property Address: **17127 Coral Cove Court, Houston, TX 77095**

The following is a list of rules and information that are part of the Lease Agreement. These are for the purpose of maintaining the aesthetic appearance and comfortable living environment of the home and insure proper use of the rental and the premises. Tenant agrees to comply with all rules and understands that they are responsible and liable for the actions and behavior of their entire household, as well as their guests and visitors. Violations of the below rules will result in termination of tenancy.

Yard Maintenance: New sod has been installed in the front yard as well as seed to revive the patchy areas of the yard, to comply with the HOA requirements. Daily watering is required throughout the heat season and then as needed throughout the winter, in the early morning or late evening hours for best results. The yard is included in the requirement to maintain the property; the tenant will be responsible for replacement costs if not maintained.

Air Conditioning System: Please replace air filters both upstairs and downstairs every 3 months.

Contact Information: Tenant shall keep the landlord/manager always informed of current contact information, including phone numbers, emails, and emergency contacts.

About the HOA: The Copper Lakes HOA requires the property and yard be always well kempt. If the landlord receives a letter of violation for this property, you will immediately be sent a copy and will be responsible for correcting the violation within the required timeline. Any HOA fines levied as a result of non-compliance by the tenant will be the tenant's responsibility.

Rent: Rent is due on the 1st of every month and must be paid in full to avoid late fees. If you do not pay your rent by the 5th of every month, here is what to expect:

On the 6th day, a \$50.00 late fee will be added to your total due.

On the 6th, you will receive a late notice at which time you have 7 more days to pay your rent and late fees in full, or you will have to move.

On the 7th, an additional \$20 per day will begin accruing each day until your rent is paid in full.

On the 14th, if we still have not received your rent payment and late fees, you will be evicted.

Occupancy: Occupancy is limited to those listed on the Lease Agreement. Any additional person(s) staying in the home for a period of more than 14 days must complete an application and be approved for tenancy. Unapproved occupants staying in the home for more than 14 days will result in termination of tenancy for all occupants. For emergency purposes, please inform the landlord/manager of the name and license plate number of **any** person staying in the home for more than 7 days.

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Parking: Vehicles shall only be parked in designated parking spaces. Vehicles must be operational. Absolutely no obstructing other vehicles, parking on the lawn, sidewalk, or walkways. Trailers, boats, and recreational vehicles shall not be parked on the premises. Vehicles in violation may be towed without further notice.

Vehicle Maintenance: Vehicle repair shall not be conducted on the premises.

Trash/Garbage Receptacles: All trash must be kept behind the property fence until 6pm the night before trash day. No trash of any kind is permitted in the front or sides of house without being screened from view. Return empty trash containers no later than midnight the day of pickup.

Clothes Drying: No outside clotheslines or other outside drying facilities are permitted on property.

Porch: Front porch must remain clear of debris, garbage, bicycles, furniture, shoes, and other clutter. May not be used as storage.

Window Coverings: Tenants may not use bed sheets, blankets, or other similar materials for window coverings. Tenant's personal curtains and window coverings cannot be visible from the outside.

Window Screens: The landlord/manager is not obligated to provide screens for windows or doors. Screens can be provided at tenant's expense.

Satellite Dishes/Antennas: Satellite dishes and antennas may not be installed or attached to the building. Satellite dishes must be free-standing and require prior written landlord/manager approval.

Noise: Tenants shall respect their neighbor's rights to peace and quiet and shall keep all noise to a minimum, including keeping voices, music, stereos, vehicles, and television levels to a minimum.

Housekeeping: Tenants shall keep the premises clean, sanitary, and neat by performing routine housekeeping at regular intervals, including keeping clutter to a minimum, disposing of trash and garbage in a proper manner, sweeping, vacuuming and wiping down all surfaces. Tenant may not make any permanent changes to the dwelling (including painting) without written permission from the landlord/manager. Tenant is responsible for keeping light bulbs and detectors in working order for the duration of tenancy.

Cooking: Cooking shall only be conducted in the kitchen. A barbeque outside in back is permitted. Tenant shall never pour cooking grease or other damaging/obstructing objects down toilets, sinks or drains.

Maintenance: Maintenance requests must be made in writing. Tenant is liable for all expenses incurred that are a result of tenant misuse or neglect, including that done by guests and visitors.

Plumbing: Tenant shall report all drips and leaks immediately to the landlord/manager. Tenant is liable for all expenses or repairs resulting from tenant stopping of waste pipes or overflow from sinks, tubs, toilets, showers, washbasins or containers.

Vandalism/Illegal Activities: Vandalism of any kind will not be tolerated. Any tenant or guest who vandalizes the rental or grounds in any way is liable for criminal prosecution. Tenant is liable for all

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expenses associated with returning the premises to their proper condition. Illegal activity of any sort will not be tolerated. All illegal activities will be reported to the proper authorities and will result in immediate eviction.

Roof: Tenant shall not be permitted on the roof of the property at any time.

Inspections: Routine inspections of the premises will be conducted with proper notice.

Tenant(s) agree that they have read, understand, and will abide by these Rules and Regulations and understands that they are personally liable for the behavior and actions of their household, guests, and visitors.

Dated as of this _____ **day** of _____, 20_____

Landlord/Manager

Tenant

Tenant

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