

Landlord Rules and Regulations

1. Tenant is to have all utilities transferred into their name upon move in.
2. Checks are to be written to BWW Investment Trust. All rent is to be paid by cash, personal check, money order, or cashier's check. The first month's rent and the security deposit and must be paid with certified funds. At any time and for any reason, should more than one personal check be returned, personal checks will no longer be accepted. Checks may be sent to Landlord's Home Address as stated in lease or dropped off at mail slot in front door of 1506 Smith Street, Unit B, Waller, TX 77484 and text Landlord when delivered.
3. It is recommended that tenant carry appropriate renter's insurance including liability coverage
4. Tenant at tenant's' expense shall change the A/C filters on a bi-monthly basis. Landlord may do inspections at reasonable times to check the condition of the filters. Tenant is responsible for any damage to the HVAC system caused by the tenant's' negligence to change filters regularly.
5. Interior pest control shall be responsibility of the tenant. Wood destroying insects, such as termites will be the responsibility of the landlord.
6. Landlord will not reimburse tenant for repairs performed and/or ordered by the tenant without prior written authorization.
7. Cars and other vehicles must be parked on designated surfaces, not on the lawn.
8. Tenant will not alter the property in any way without prior written consent from the landlord. This includes painting or, installing permanent fixtures. No holes are to be made in the walls – only "Command" type adhesive hooks are allowed.
9. Tenant agrees not to rekey the locks without first notifying us and supplying us with at least 2 keys.
10. Tenants shall not store flammable, combustible or explosive substances near the water heater or furnace.
11. Residents shall conduct themselves and require other persons on the premises to conduct themselves in a manner that does not unreasonably disturb other neighbors or constitutes a breach of the peace.
12. Landlord has the right to perform quarterly inspections of the property. Tenant agrees to make the property accessible for this purpose.
13. Lawn care is responsibility of tenants. Landlord reserves the right to order lawn service (if needed) at owner's expense. Tenant will be notified of cost and amount is to be paid in addition to rent the following month otherwise cost will be deducted from deposit or possible grounds for termination of lease whichever Landlord deems appropriate.
14. No smoking inside the house. When smoking outdoors, cigarette butts are to be discarded properly.
15. Tenants will have full access of lots 3 and 4 other than portion denoted by red flags along back side and west side of Home which Landlord will keep for personal use only.

These new rules and regulations shall become part of the lease agreement as of their effective date. By signing below, you are stating you have read, understand and agree to all the above property rules and regulations.

Tenant: _____

Date: _____

Landlord: _____

Date: _____

Property address: _____