



LEASING INFORMATION FOR 3525 LE BADIE STREET, HOUSTON, TX 77026

1. Application fee is \$45 per adult over age of 18. \$75 for married couple.
2. Attach copies of driver's license, ss card, 60 days payroll stubs, and current month's bank statement. Incomplete applications/documentation will not be accepted nor processed.
3. Upon application approval, signed lease, monthly rent and security deposit are due within 24 hours.
4. Monthly rent is \$1,325
5. Security deposit is \$1,325
6. Rent is due on the first of each month, no grace period
7. Initial late charge is \$25; additional late fee is \$10 per day
8. Rental payments via Zelle only. No cash. No partial payments.
9. Tenant pays all utilities and lawn maintenance
10. No pets, no smoking
11. No roommate scenarios
12. See attached Special Addendum that must be attached to all lease applications.

SPECIAL ADDENDUM TO LEASE APPLICATION

3525 Le Badie Street, Houston, TX 77026

In the event that something is broken or damaged, which is caused by the behavior or negligence of the tenant(s), members of his/her household or any other person lawfully visiting or living in the property it is the responsibility of the Lessee/Tenant's to pay to repair or fix. If Tenants refuse to pay the repair costs this could be considered a breach of the lease thereby resulting in Eviction. The Landlord reserves the right to take the repair costs out of the deposit or have Tenants pay the costs immediately. It will be handled on a case by case basis. Lessee/Tenants are responsible for replacing light bulbs and batteries for smoke alarms as needed.

NO plants, shrubs or potted plants on porch or inside the residence. No holiday lights, (e.g. Christmas lights that have to be nailed, 3M strips or to be used on the house). No modifications to or additions to premises interior or exterior will be tolerated. Rates are subject to go up due to default, or breach of contract, this is the 1st warning. Upon 2nd default or breach of contract the eviction procedures will be set in motion. **NO PETS**, reptiles, fish or tanks, birds, or mammals of any type.

MAINTENANCE

Yard

Tenant(s) will maintain yard.

2B. Air conditioning unit filters will be replaced during the summer months on a monthly basis and access must be given in order for this to be done. *An email will be sent out to inform tenant regarding times and day of service.*

RENT

Rent is payable monthly, in advance, at a rate of (\$ 1,325.00 monthly). During the term of this agreement the rent is due on the 1st of each month and **must be paid using Zelle no later than 5:00 pm**, unless prior arrangements have been made.

Rent is due on the 1st and late on the 2nd. If the 1st is a Saturday, Sunday or Holiday then rent will be due on the day before by 5:00 pm.

JUNK VEHICLES & MISCELLANEOUS ITEMS

Junk cars, cars on blocks, non-functional vehicles, or unlicensed automobiles are not permitted on property. Removal will be at the expense of the Lessee/Tenant. Lessee/Tenants agree that any vehicle parked on unpaved areas may be towed and stored at Lessee/Tenant's expense. Vehicles exceed the weight and axle limits for residential neighborhoods such as 18 wheelers are not allowed on or around the premises. **NO** oil changes or maintenance of vehicles on or around premises.

The Lessee/Tenant(s) may not place any out buildings, above ground swimming pools, trampolines, chain link fence, basketball goals, utility trailers, boats, **bar-b-que pit** is acceptable as long as it is **not** chained to or attached in any way to the premises. **NO** buses, 'yard gyms' inside or outside no indoor gym equipment (e.g. treadmills, ellipticals, or stationary bikes), playground equipment, semi-tractors, semi-trailers, dump trucks, inoperable and/or unlicensed vehicles, motor homes, travel trailers **etc.** on or around

the Property (or on the streets bordering the Property). No bikes or other personal belongings can be chained to or attached to the house/premises. If Tenants have bikes they are to be locked on a chain and kept outdoors.

STORAGE

The property is to be kept neat and **NO** excessive personal property is to be kept around the premises or stored in any of the rooms within the premises. **NO** storage shed of any kind is permitted.

The City of Houston (COH) Nuisance Violations Rules restricts residence from having excessive debris, or personal property around their premises which could bring rodents. If cited Residents/Owners could be faced with fine(s). This fee will be passed along to the Tenant(s). In order to alleviate any issues, it is incumbent upon the Tenant(s) to keep the driveway and the property clear and uncluttered. The rear porch is not a storage facility to tuck personal property, therefore no personal property shall be placed, tucked or propped against the rear steps or backside of the property.

***Specia Addendum will be added to Residential Lease Agreement.

Received & Acknowledged by:

Tenant: _____

Tenant: _____

Landlord: _____