

Residential Lease Listing Concerning 2366 Gemini, Houston, TX 77058

- D. Request for Information from an Owners' Association;
- E. Information about Special Flood Hazard Areas;
- F. Condominium Addendum to Listing;
- G. Keybox Authorization by Tenant; and
- H. Information about On-Site Sewer Facility
- I. IRS Forms (W-9 or W-8)
- J. Owner's Authorization Concerning Unescorted Access to Property
- K. General Information for Landlord Regarding Assistance Animals
- L. \_\_\_\_\_

**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: \$ 25 per day thereafter.

C. Animals:  not permitted  permitted with the following restrictions (*size, weight, number, type*): \_\_\_\_\_  
CASE BY CASE BASIS

- (1) If an animal is permitted, Landlord requires the tenant to sign an animal agreement and requires:
  - (a) an animal deposit of \$200-350 in addition to the security deposit.
  - (b) the monthly rent to be increased by \$ \_\_\_\_\_.
  - (c) a one-time, non-refundable payment of \$ \_\_\_\_\_.
- (2) Animal violation charges (whether animal is permitted or not permitted): (a) an initial charge of \$250; and (b) \$ 50 per day thereafter.

**Notice: Broker is not authorized to refuse a valid request for a reasonable accommodation for an assistance animal and may not charge any animal fee or animal deposit for the assistance animal. Please see TXR Form 2226 General Information for Landlord Regarding Assistance Animals for more information.**

- D. Security Deposit: \$ EQUAL TO ONE MONTH RENT
- E. Utilities: All utilities to be paid by Tenant except: WATER
- F. Guests: Number of days guests permitted on Property: 10
- G. Vehicles: Number of vehicles permitted on Property: 2
- H. Trip Charge: \$ 75
- I. Keybox: Authorized during last 45 days of lease; Early Withdrawal Fee \$ 1,000
- J. Inventory and Condition Form: To be delivered within 45 days
- K. Yard: To be maintained by:  Landlord;  Tenant;  a contractor chosen and paid by Tenant; or  \_\_\_\_\_ (contractor) paid by Tenant

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- L. Pool/Spa: To be maintained by:  Landlord;  Tenant;  a contractor chosen and paid by Tenant;  \_\_\_\_\_ (contractor) paid by Tenant; or  \_\_\_\_\_
- M. Repairs: Emergency phone number for repairs: 832-837-6027  
Appliances or items that will not be repaired: N/A
- N. Special Provisions: SUBLETTING IS NOT ALLOWED
- O. Assignment, Subletting and Replacement Tenant Fees:  
(1) If procured by tenant:  (i) \$ \_\_\_\_\_; or  (ii) \_\_\_\_\_% of one month's rent.  
(2) If procured by landlord:  (i) \$ \_\_\_\_\_; or  (ii) \_\_\_\_\_% of one month's rent.
- P. Other: \_\_\_\_\_

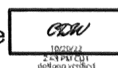
**21. AGREEMENT OF PARTIES:**

- A. Entire Agreement: This Listing is the entire agreement of the parties and may not be changed except by written agreement.
- B. Assignability: Neither party may assign this Listing without the written consent of the other party.
- C. Binding Effect: Landlord's obligation to pay Broker earned compensation is binding upon Landlord and Landlord's heirs, administrators, executors, successors, and permitted assignees.
- D. Joint and Several: All Landlords executing this Listing are jointly and severally liable for the performance of all its terms.
- E. Severable Clauses: If a court finds any clause in this Listing invalid or unenforceable, the remainder of this Listing will not be affected and all other provisions of this Listing will remain valid and enforceable.
- F. Controlling Law: Texas law governs the interpretation, validity, performance, and enforcement of this Listing.
- G. Notices: Notices between the parties must be in writing and are effective when sent to the receiving party's address, fax, or e-mail address specified in Paragraph 1.

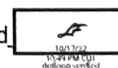
**22. ADDITIONAL NOTICES:**

- A. **Broker's compensation or the sharing of compensation between brokers is not fixed, controlled, recommended, suggested, or maintained by the Association of REALTORS®, MLS, or any listing service.**
- B. **In accordance with fair housing laws and the National Association of REALTORS® Code of Ethics, Broker's services must be provided and the Property must be shown and made available to all persons without regard to race, color, religion, national origin, sex, disability, familial status, sexual orientation, or gender identity. Local ordinances may provide for additional protected classes (for example, creed, status as a student, marital status, or age).**
- C. **Broker advises Landlord to review the information Broker submits to an MLS or other listing service.**
- D. **Broker advises Landlord to remove or secure jewelry, prescription drugs, other valuables, firearms and any other weapons.**

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and Landlord



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