

1931 Greenwich Terrace – preferred lease terms

- 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 THIRD 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+ 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: n/a
- F. **Guests:** Number of days guests permitted on Property: 15
- G. **Vehicles:** Number of vehicles permitted on Property: 2
- H. **Trip Charge:** \$ 75
- I. **Keybox:** Authorized during last 60 days of lease; Early Withdrawal Fee \$ 1,500
- J. **Inventory and Condition Form:** To be delivered within 7 days
- K. **Yard:** To be maintained by: Landlord; Tenant; a contractor chosen and paid by Tenant; or _____ (contractor) paid by Tenant
- 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: 832-454-1236
Appliances or items that will not be repaired: n/a
- N. **Special Provisions:** tenant might be responsible for the first \$50 of each repair, at landlord's discretion
- 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.