

## ADDENDUM TO LEASE AGREEMENT TENANTS AGREEMENT OF TRAMCO'S POLICIES

- 1. TENANT AGREES NOT TO INSTALL ANY BARS ON WINDOWS ON DOORS.
- 2. TENANT AGREES NOT TO HAVE A TRAMPOLINE ON THE PROPERTY.
- 3. TENANT UNDERSTANDS THAT INSPECTIONS MAY BE DONE ON THE PROPERTY THRUOUT THE TERM OF THE LEASE.
- 4. TENANT AGREES NOT TO CHANGE ANY LANDSCAPING WITHOUT OWNERS WRITTEN APPROVAL.
- 5. TENANT IS NOT TO MODIFY OR PAINT THE PROPERTY WITHOUT PRIOR WRITTEN APPROVAL FROM PROPERTY OWNER.
- 6. TENANT TO TAKE CARE THAT EXCESSIVE OIL STAINS ARE NOT ON THE DRIVEWAY OR GARAGE FLOORS.
- 7. TENANT AGREES TO CHANGE AIR FILTERS EVERY MONTH, ANY AIR CONDITIONER REPAIR THAT IS A RESULT OF FAILURE TO CHANGE FILTERS WILL BE TENANTS RESPONSIBILTY.
- 8. TENANT HAS VIEWED THE PROPERTY AND ACCEPTS THE PROPERTY IN "AS IS" CONDITION WITH THE EXCEPTION OF ANY NEGOTIATED AND APPROVED REPAIRS ON THE APPLICATION FORM.
- 9. TENANT IS RESPONSIBLE FOR FIRST \$75 OF EACH MAINTENANCE REPAIR EXCEPT THOSE STATED IN THE LEASE AS SOLE RESPONSIBILITY OF PROPERTY OWNER.
- 10. TENANTS ARE RESPONSIBLE FOR SMOKE DETECTOR BATTERY REPLACEMENT. IF IT IS FOUND DURING INSPECTIONS THAT BATTERIES ARE INOPERABLE OR MISSING. TENANT WILL BE CHARGED \$10 FOR EACH INSTALLATION. IF SMOKE DETECTORS ARE REMOVED BY THE TEANNT, TENANT WILL BE CHARGED \$35 FOR EACH REPLACEMENT.
- 11. TENANT AGREES NOT TO POUR GREASE DOWN KITCHEN SINK.
- 12. TENANT AGREES NOT TO STORE ITEMS IN THE ATTIC
- 13. TENANT AGREES NOT TO INSTALL SATELITE DISH ON ROOF
- 14. IF THERE IS A COMMUNITY MAILBOX, IT IS TENANTS RESPONSIBILITY TO TAKE COPY OF LEASE TO POST OFFICE TO OBTAIN KEYS AND PAY ANY FEE DUE.
- 15. NO CLIMBING, SITTING OR RIDING THE DOLPHIN FOUNTAINS

- 16. NO RUNNING AROUND POOL USE POOL AND SURROUNDING AREAS WITH CAUTION
- 17. NO DIVING IN POOL
- 18. NO HOLES, TAPES, ADHESIVES IN WALL WITH CUSTOM WALLPAPER UPSTAIRS
- 19. LIMITED NUMBER OF SMALL NAIL HOLES (NO SCREWS), TAPE OR ADHESIVES IN ROOM WITH CUSTOM MURAL
- 20. ENSURE POOL PUMP RUNS FOR A MINIMUM OF 8 HOURS A DAY DURING THE SUMMER TO ENSURE PROPER CHLORINATION
- 21. CARPETS TO BE PROFESSIONALLY CLEANED ANNUALLY AS WELL AS TIME OF MOVE OUT

THE FIRST PROPERTY INSPECTION WILL TAKE PLACE APPROXIMATELY 45 DAYS AFTER MOVE IN.

BY SIGNING BELOW, TENANT AGREES THAT THIS ADDENDUM BECOMES PART OF THE LEASE AGREEMENT.

TENANT	DATE	TENANT	DATE
TEXAS REALTY & MAN	NAGEMENT CO.		
Or signed for Landlord un	nder written property ma	anagement agreement:	