



**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 SATALAITTE DISH ON ROOF
14. FIREPLACE,WINE RACK AND DOG HOUSE TO REMAIN WITH PROPERTY
15. TENANT WILL RECEIVE TWO GARAGE DOOR OPENERS - \$50 REPLACEMENT COST
16. WATER BILL WILL BE BILLED TO TENANT, TENANT WILL RECEIVE COPY OF BILL TO PAY WITH RENT.

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 & MANAGEMENT CO.

Or signed for Landlord under written property management agreement:

By: _____