



**ADDENDUM TO LEASE AGREEMENT**

**TENANTS AGREEMENT OF TRAMCO'S POLICIES REGARDING RENTAL PROPERTY LOCATED AT:  
27126 Postwood Manor Court**

1. **TENANT UNDERSTANDS THAT RENT IS DUE ON THE FIRST OF THE MONTH AND LATE AFTER THE THIRD. IF RENT IS NOT RECEIVED BY THE THIRD, EVICTION PROCEEDINGS MAY BEGIN.**
2. **TENANT AGREES NOT TO INSTALL ANY BARS ON WINDOWS OR DOORS.**
3. **TENANT AGREES NOT TO HAVE A TRAMPOLINE ON THE PROPERTY.**
4. **TENANT UNDERSTANDS THAT INSPECTIONS MAY BE DONE ON THE PROPERTY THROUGHOUT THE TERM OF THE LEASE.**
5. **TENANT AGREES NOT TO CHANGE ANY LANDSCAPING WITHOUT OWNERS WRITTEN APPROVAL.**
6. **TENANT IS NOT TO MODIFY OR PAINT THE PROPERTY WITHOUT PRIOR WRITTEN APPROVAL FROM PROPERTY OWNER.**
7. **TENANT TO TAKE CARE THAT EXCESSIVE OIL STAINS ARE NOT ON THE DRIVEWAY OR GARAGE FLOORS.**
8. **TENANT AGREES TO CHANGE AIR FILTERS EVERY MONTH. ANY A/C REPAIR THAT IS A RESULT OF FAILURE TO CHANGE FILTERS WILL BE TENANTS RESPONSIBILITY TO PAY.**
9. **TENANT HAS VIEWED THE PROPERTY AND ACCEPTS THE PROPERTY IN "AS IS" CONDITION WITH THE EXCEPTION OF ANY NEGOTIATED AND APPROVED REPAIRS ON THE LEASE.**
10. **TENANT IS RESPONSIBLE FOR FIRST \$75 OF EACH MAINTENANCE REPAIR EXCEPT THOSE STATED IN THE LEASE AS SOLE RESPONSIBILITY OF PROPERTY OWNER.**
11. **TENANTS ARE RESPONSIBLE FOR SMOKE DETECTOR BATTERY REPLACEMENT AND AGREE TO NOTIFY LANDLORD IF A SMOKE DETECTOR IS DEFECTIVE. IF IT IS FOUND DURING ANY INSPECTION THAT BATTERIES ARE INOPERABLE OR MISSING, TENANT WILL BE CHARGED \$10 FOR EACH REPLACEMENT. IF SMOKE DETECTORS ARE REMOVED BY THE TENANT FOR ANY REASON, TENANT WILL BE CHARGED \$35 FOR EACH SMOKE DETECTOR REPLACE.**
12. **TENANT AGREES NOT TO SEE CLIENTS, OR OPERATE A BUSINESS ON THE PROPERTY AT ANY TIME, THIS CAN BE CAUSE FOR EVICTION.**
13. **TENANT TO ENSURE THAT LAWN IS PROPERLY MAINTAINED AND WATERED REGULARLY TO ENSURE HEALTH OF LAWN AND ATTRACTIVENESS.**
14. **THERE IS NO SMOKING IN THE HOUSE OR THE PREMISES INCLUDING THE GARAGE BY TENANT OR TENANTS GUESTS.**
15. **TENANT IS REQUIRED TO MAINTAIN RENTERS INSURANCE WITH MINIMUM OF \$300,000 IN LIABILITY COVERAGE WITH PROPERTY OWNERS NAME LISTED AS ADDITIONALLY INSURED.**

**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.**

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**TENANT**

\_\_\_\_\_  
**DATE**

\_\_\_\_\_  
**TENANT**

\_\_\_\_\_  
**DATE**

\_\_\_\_\_  
**TEXAS REALTY & MANAGEMENT CO.**

**Or signed for Landlord under written property management agreement:**

**By: \_\_\_\_\_**