

SHOWCASE HOMES REALTY LLC.

SHOWCASE HOMES REALTY LLC. ADDENDUM TO LEASE

1. Rent is due on the 1st of the month, late on the 3rd. Deposits are to be made into any Wells Fargo Bank location, deposit slips will be provided. Late fees start on the 4th of the month, \$75 for the first day, \$15 for each additional day. No exceptions.
2. A 3 day vacate notice will be issued on the 8th if all rent and fees have not been paid in full. Tenant will be charged \$25 for vacate letter and any additional filing fees will be charged to the tenant. Any unpaid balance will be basis for eviction.
3. All request for repairs must be reported to property manager at 832-656-5414.
4. Non sufficient funds will be charged a fee of \$35 plus any late fees up to the date the check is made good. After 2 NSF checks, Management Company may require cash or certified funds be deposited into rental account at Wells Fargo Bank.
5. Tenants acknowledge that the owners insurance does not cover the tenant's belongings. All tenants must carry renters insurance and at least \$100K liability insurance policy. A copy of the policy must be provided to Management Company, Showcase Homes Realty LLC., brenda@showcasehomesrealty.com
6. Tenants are responsible for replacing all light bulbs.

7. Tenants are responsible for testing smoke detectors and replacing batteries as needed.
8. Tenants may not change out any of the locks on the property, it is a violation of the lease. If the locks are found to be changed, tenant will be billed for the cost to change back, and could result in termination of lease.
9. Vehicles with expired tags or that are inoperable cannot be stored in plain sight on the property. No RV's, boats, trailers, or the like can be stored on the property. These vehicles may be towed by the Homeowners Association or by the Management Company at the tenant's expense. Tenant is responsible for cleaning any oil leaks on driveway and garage.
10. This is a non-smoking home. If tenant or any guests of the tenant smokes in the home, tenant is fined an amount of no less than one month's rent.
11. Pets are not allowed on property and will be fined \$50 each day until removed.
12. Tenant should not be involved in any illegal activities within the premises or

Indulge in any unruly behavior or loud music which could disturb the
neighborhood. These items are basis for evictions.
13. Tenant is responsible for having carpets professionally cleaned at the end of the lease, receipts must be provided to the property manager upon move out.
14. The home must be returned in clean, move in ready condition upon move out

or tenant will be charged for the home being professionally cleaned.

Tenants Signature and Date

Showcase Homes Realty, LLC
