

LANDLORD RULES & REGULATIONS

22818 Williamschase Drive, Katy, Texas 77449

By signing the lease agreement Tenant agrees to comply with the following:

1. No other occupants besides Tenant are allowed to occupy in the property. Any future additional occupants are required to submit a rental application to the Landlord, undergo credit, background and rental history checks, and must be approved by Landlord.
2. Property is not to be subletted or used as Airbnb or equivalent service.
3. If Tenant considers getting pets in addition to any that have already been approved, Tenant is required to inform Landlord to get approval, and pay the corresponding pet deposit (\$500) and fees (\$1,000) before pets are allowed in the property. Pets will be accepted at the Landlord's discretion.
4. Tenant is not allowed to make any alterations or modifications to the home that could alter or damage walls, ceilings or any other part of the interior or exterior of the property.
5. If Tenant requires any specific modifications/additions to the home (e.g. antennas), Tenant must inform Landlord and get Landlord's approval before proceeding.
6. Perforations (drilling or large holes) to the home, including walls, ceilings, garage, or any other interior or exterior of the home, are NOT allowed (e.g. perforations for mounting or hanging things, perforations to furniture, cabinetry or any part of the exterior building materials). The moderate use of small sized nails (1-1.5 inch) to hang items is ok.
7. Tenant is not allowed to paint walls, patch them, or repair them in any way.
8. Tenant agrees to diligently provide maintenance to the home including the yard. Tenant must remove weeds from yard and water grass three times per week during dry weather.
9. Tenant is required to notify the Landlord about any needed repairs right away, which Landlord will attend to as needed. Tenant will not attempt to make any repairs themselves.
10. Inside the home and the garage, Tenant will avoid using large amounts of water for floor or wall cleaning, and prevent liquids from accumulating on the floor and near baseboards and walls.
11. Once notice to vacate is provided by either party, Tenant will return the home to the Landlord in the same condition it was received at the beginning of the lease.
12. Tenants are prohibited from storing any items in the attic, or accessing the attic for any reason. Any maintenances that require accessing the attic will be done by the Landlord.
13. If pets are permitted on the property, Tenant will obey the following:
 - a. Pets will be under Tenant's control at all times (leash, tether, in yard or by voice command);
 - b. Tenant will remove and properly dispose of all excrement from the yard daily to prevent lawn damage and excessive odor;
 - c. Pets will not pose a threat or act as a nuisance to neighbors, Landlord or employees of Landlord. Tenant will remove pets from the premises if pets cause noise complaints, show aggression behavior or damage the premises;
 - d. Tenant is financially responsible for any injury to persons or damage pets may cause;
 - e. Tenant is responsible for any and all damage pets may cause to the property, including cleanup.
14. Should an early termination of the lease be requested by Tenant, Tenant will give 60-days notice per the Lease Agreement and will pay Landlord a penalty equal to 2.5 months' rent of which will be due at the time of notice. Tenant will also pay landlord a re-listing penalty equal to 1 months' rent also due at the time of notice.
15. Landlord will deduct \$370 from deposit for routine pest control and cleaning fee at the end of the lease.

Daniel Polak

dotloop verified
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Landlord: Daniel Polak