

MONARCH

BUY + SELL + LEASE

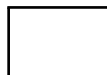
LANDLORD'S RULES & REGULATIONS FOR [23731 Farm Hill Drive, Spring, TX 77373](#)

Landlord will:

- 1) Provide first set of AC filter and first set of smoke detectors batteries.
- 2) Ensure all appliances are working properly.
- 3) Visit the property periodically. Will call or text tenant with 48 hours' notice.

Tenant will:

- 1) Change air filter as needed to ensure proper air flow and to prevent the evaporator coils from accumulating dust and dirt, but at no fewer than every 3 months. It is your responsibility to change the air filter in order to maintain the AC in good working condition. If the AC fails due to lack of filter maintenance, tenant will be responsible for the cost.
- 2) Change batteries in smoke detectors.
- 3) If there is a plumbing problem due to negligence (e.g. clogged toilet or disposal due to excess paper, food or inappropriate objects" tenant will be responsible for the cost of repair (snaking, dry wall damage, toilet replacement, disposal etc.
- 4) Tenant is not allowed to remove any drapery in the house without written authorization of the landlord and will take care good care of them.
- 5) If using the landlord provided washer and dryer, do not overload the washer or dryer. If the appliances break due to an overload, tenant will be responsible for the repair.
- 6) Tenant will be responsible cut the yard and shrubs and water the yard as needed to keep the grass and shrubs healthy. If grass or other greenery dies due to a lack of



water, tenant will be responsible for the cost. In the event of draught AND water rationing enforced by sub-division order, tenant will be expected to water the lawn within rationing guidelines. If the guidelines do not permit sufficient watering, **as evidenced by a majority of neighboring lawns suffering similarly due to lack of water**, tenant will not be responsible for any lawn or greenery damage.

7) Insects & Weeds. The yard must be kept free of insects & weeds through regular use of pesticide and weed killers. (Landlord will provide an initial supply of weed & insect killer).

8) Tenant is responsible for any damage caused by pet(s) they own or are responsible for, indoors or outdoors, including damage to the landscape. If applicable.

9) If tenant calls for any repairs or malfunction, tenant will pay up to \$150 of the repair of any expense.

10) Tenant can't move any appliances from the original place.

11) If tenant loses front or back key, tenant must inform immediately to landlord. Landlord will re-key the property at tenant's expense. Tenant Can Not change the locks.

12) **Tenant is not allowed to have pets, not even for dog sitting at all. Not even for a few hours.** If tenants fail to follow this rule, tenant will be charging a penalty of \$500.00 and \$100.00 per day the pet stays in the property.

13) **Tenant and visitors must abide to all the Home Owner's Association guidelines and don't create noises that could perturb neighbors after regular sleeping hours.**

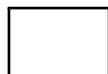
14) **If tenant organizes a party or get together, his or her visitors must respect the neighbor's right of way to their garages.**

15) If tenant desires to have a dish TV antenna, tenant must ask the Landlord in writing.

16) Every communication with the property manager should be in writing at:
[David F McBride](#)

Direct: _____

I have read & understand & I will comply with all the Landlord Rules & Regulations.



Email address:

Tenant (s) signature (s)

Tenant to provide copy of renters insurance 3 days after move in date.

Signature & Date every page by all applicants

