

Landlord's Rules and Regulations

Addendum to Lease Agreement for **4923 Gatewood Ave, Houston, TX 77053**

As stated in the Lease Agreement:

- There shall be no Subleasing or Subletting allowed. Also, no additional tenants or residents who are not on Lease Agreement without prior, written authorization from Landlord. If tenant wants to bring in other people to live in the house, they need to inform the landlord prior to move-in (for background check, need to complete an application form and personal interview). Need to amend the contract and tenant agrees to pay an additional \$100/month per person regardless of age in addition to the current monthly rent.
- No business or business activities can be operated out of the home, including pet-sitting, home care for elders or children, catering, business storage, etc. Pet can be any animal including fish, bird or exotic animals/insects.
- No ADDITIONAL PETS (besides those in original Animal Addendum) allowed unless approved by Landlord prior to pet "move-in." Pet fee of 500 (non-refundable) plus \$25/mo rent increase per pet. Payment is due at the time each monthly rent is due.
- House guest(s) are also not permitted to bring their pet(s) in the property premises at any time. In case this happens where the guest(s) brought their pet in the property premises, tenant agrees to pay the landlord \$500 as a pet fee.
- Except for what is allowed by contract (2 vehicles), there are to be no additional vehicles parked or stored in garage or elsewhere at the property, including inoperable vehicles.
- House inspections both inside and outside of the home will be conducted once every 4 months with the tenant present to verify if all agreed contract terms and conditions are followed especially on house keeping, regular cleaning and orderliness. If the bathrooms and appliances are not cleaned on a regular basis (move-in condition) or there are holes on the wall/ceiling, tenant agrees to have the house cleaned and holes repaired and painted at tenant's expense within one week of the inspection. Re-inspection shall be conducted after cleaning or wall repaired have been performed.

Additionally:

- Yard care includes edging and trimming, mowing and blowing yard at least every two weeks. Tenant agrees to not adjust or turn off water sprinkler system unless there is a continuous rain. No alterations of landscaping. Off limits (no human traffic or animal traffic allowed) to flower beds and landscaped areas.
- Tenant agrees that yard maintenance includes weeding of the flower beds and areas where weeds are unwanted (similar to move-in conditions). Tenant can make arrangements with the landlord to arrange the yard care and weeding at tenant's expense (\$100/month yard care fee) this amount is due at the time of the rent.
- Tenant agrees that no additional electrical items will be added (outlets, etc.) Night lights, Christmas or Special Occasion lights are acceptable. No additions (i.e., garage or exterior accessories, etc. without prior approval
- Tenant agrees to vigorously clean entire home and appliances upon move-out. A minimum deduction from security deposit of \$500 if home not properly cleaned and \$150 per appliance if appliances not appropriately cleaned upon move-out.
- Tenant agrees to line cabinets with removable non-stick liner/fabric (con-tact grip liner or equivalent) prior to move-in. A minimum deduction from security deposit of \$150 if not performed prior to placing items inside.
- No holes in walls for TV or pictures or shelves without prior approval by Landlord. Using frame hanging nails specifically for picture is acceptable. A minimum of \$500 will be deducted from Security Deposit for wall holes after tenant has moved out if not restored to original condition.



- No changing of paint colors without landlord's prior approval. A minimum of \$500 per wall will be deducted from deposit if not restored to original condition and color upon move-out.
- Tenant agrees to inform the landlord of guests staying in the house. Some guests never leave.
- No smoking is allowed inside the house (any form of smoking/vaping). Tenant agrees to pay \$100 per house inspection (quarterly) the landlord if the tenant or guests smokes inside the house (house smells like someone is smoking inside).
- For every repair and maintenance request, Tenant agrees to pay for the first \$150 repair and maintenance cost (appliance, plumbing leaks/clogging, toilets, electrical). Payment is due at the time of the repair.
- Tenant agrees to change all the AC filters in the house at least once a month using a filter with minimum of MERV 8 rating. Tenant shall reimburse the cost to the landlord immediately for the new AC filter replacement if tenant is delinquent.

Henry Abiera

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