ACCEPTANCE FORM

Landlord also requires the following acceptance by prospective tenant prior to application:

1 Monthly Rent

Due on the [**1**] day of the month

In the amount of [**$1,850**] dollars per month

2 Last Charges

Time at which late charges are incurred: 11:59 pm on the [**3rd**] day after the date on which the rent is due.

A. Initial Late Charge is [**12%**] of one month's rent

B. Additional Late Charge of [**N/A**] dollars per day thereafter.

3 Pets

☐ Not Permitted

☑ Permitted with the following restrictions --------------> [**Small dogs and pets under 20lbs**]

--- If a pet is permitted, Landlord requires the tenant to sign a pet agreement and requires:

A pet deposit of $ [**300**] in addition to the security deposit.

The montly rent to be increased by $ [**N/A**]

A one-time, non-refundable payment in the amount of $ [**N/A**] per pet.

--- Pet violation charges (whether pet is permitted or not permitted):

An initial charge of $ [**300**] and,

[**$25.00**] per day thereafter.

4 Other

Security Deposits of $ [**$1,850.00**]

Utilities: All utilities to be paid by Tenant except: [**None**]

Guests: Number of days guests permitted on Property: [**14**]

Vehicles: Number of vehicles permitted on Property: [**2-3**]

Trip Charge: **$125.00**   **Key Box:** Authorized during last [**30**] days of lease.   Early withdrawal fee of $ [**$1,850**]

Inventory and Condition Form: To be delivered within [**10**] days.

Yard: To be maintained by: **Landlord** ☐   **Tenant** ☑   **N/A** ☐

Pool: To be maintained by: **Landlord** ☐   **Tenant** ☑   **N/A** ☐

Repairs: Emergency phone number for repairs: [**832-736-0734**]

Appliances or items that will not be repaired: [**Refrigerator, Stove, Dishwasher, and/or Any personal appliances purchased/owned by the Tenant(s)**]

Special Provisions: [**A) Tenant waives his right to file for moratorium in case he is unable to pay the rent due to loss of job; B) Landlord reserves the right to file eviction procedures due to rent non-payment and/or excessive complaints received from the neighbors and/or HOA; C) Renter's Insurance is required.**]

Assignment, Subletting and Replacement Tenant Fees:

If procured by Tenant $ [**N/A**]   OR   [**100**] % of one month's rent.

If procured by Landlord $ [**N/A**]   OR   [**100**] % of one month's rent.

Landlord (s) Signature: _____   **Date:** _____