



INFORMATION FOR LEASING PROCESS

Thank you for your interest in leasing the home at 277 Edgewater Way, Point Blank, TX 77364.

Please note that Michelle Kimmons Properties, LLC (MKP) is representing the landlord in leasing this property. MKP is not a management company for the landlord. All rent payments, contact, and correspondence after leasing will be directly with the landlord and in accordance to the lease.

1. **Rent is \$1350.00** per month with a **\$1350.00 security deposit**, both due upon signing the lease agreement.
2. Initial lease terms available are from 12 to 24 months for a single family.
3. Each tenant 18 or older is required to fill out an application. The non-refundable application fee is **\$50.00 per applicant**. Application fee(s) must be paid by cashier's check or money order made out to Michele Kimmons Properties, LLC. No personal checks or cash accepted. The application processing time may take up to 72 hours.
4. Only one pet (indoor dog or cat under 20 pounds) allowed with landlord approval. Current copy of shot records must be submitted along with a current photo of the pet. There is a **\$250.00 pet deposit** due upon signing the lease.
5. The rent is due on the same date each month, determined by the date the lease begins. Lease may begin any date of the month. See Example below:

Lease Start Date	Each Month Due Date
11/01/23	1 st of month
11/17/23	17 th of month

6. Utilities are paid by the tenant. Water and electricity must be put in the tenant's name before move-in and proof emailed to Michele Kimmons Properties, LLC at shereefanestiel@gmail.com . Once the application is approved, arrangement must be made for these utilities to be placed in tenant's name.
 - a. Light Company- Sam Houston Electric Cooperative
<https://www.samhouston.net/>
 - b. Water Company- Lake Livingston Water Supply



<https://lakelivingstonwatersupply.org/>

- c. Trash Service- several in the area from which to choose or tenant may take to the county dump.
7. The home is fully furnished. All items currently on property must remain on property upon move-out. A move-in / move-out form will be supplied to tenant and must be turned in within a designated time required by the landlord.
8. Lawn care provided by landlord.
9. The neighborhood community is part of a Property Owners Association. Tenants must abide by all the regulations and restrictions. To access the bylaws, click on this link:
<https://www.dropbox.com/s/kdzztqph7oj9nyj/2022-05-07%20ByLaws%20Forest%20Cove.pdf?dl=0>
The most recent deed restrictions are on this link:
<https://www.dropbox.com/s/7bt4zco1zrkby8i/2022-05-07%20Deed%20Restrictions%20Forest%20Cove.pdf?dl=0>
10. The local school district is Coldspring-Oakhurst CISD. Click on link for school information.
<https://www.cocisd.org/Domain/4>

Thank you for reviewing this information sheet.

If you have any questions, please do not hesitate to call.

Sheree McCool-Fanestiel
936-661-6392

