



**ADDENDUM TO LEASE AGREEMENT
TENANTS AGREEMENT OF TRAMCO'S POLICIES – 5342 B DARLING STREET**

1. TENANT AGREES NOT TO INSTALL ANY BARS ON WINDOWS ON DOORS.
2. TENANT TO MAKE SURE GARAGE CANS NOT IN VIEW UNLESS GARBAGE PICK UP DATE.
3. TENANT UNDERSTANDS THAT INSPECTIONS MAY BE DONE ON THE PROPERTY THRUOUT THE TERM OF THE LEASE.
4. TENANT AGREES NOT TO CHANGE ANY LANDSCAPING WITHOUT OWNERS WRITTEN APPROVAL.
5. TENANT IS NOT TO MODIFY OR PAINT THE PROPERTY WITHOUT PRIOR WRITTEN APPROVAL FROM PROPERTY OWNER.
6. TENANT TO TAKE CARE THAT EXCESSIVE OIL STAINS ARE NOT ON THE DRIVEWAY OR GARAGE FLOORS.
7. TENANT AGREES TO CHANGE AIR FILTERS EVERY MONTH. ANY AIR CONDITIONER REPAIR THAT IS A RESULT OF FAILURE TO CHANGE FILTERS WILL BE TENANTS RESPONSIBILITY.
8. TENANT HAS VIEWED THE PROPERTY AND ACCEPTS THE PROPERTY IN "AS IS" CONDITION WITH THE EXCEPTION OF ANY NEGOTIATED AND APPROVED REPAIRS ON THE APPLICATION FORM.
9. TENANT IS RESPONSIBLE FOR FIRST \$75 OF EACH MAINTENANCE REPAIR EXCEPT THOSE STATED IN THE LEASE AS SOLE RESPONSIBILITY OF PROPERTY OWNER.
10. TENANTS ARE RESPONSIBLE FOR SMOKE DETECTOR BATTERY REPLACEMENT. IF IT IS FOUND DURING INSPECTIONS THAT BATTERIES ARE INOPERABLE OR MISSING. TENANT WILL BE CHARGED \$10 FOR EACH INSTALLATION. IF SMOKE DETECTORS ARE REMOVED BY THE TEANNT, TENANT WILL BE CHARGED \$35 FOR EACH REPLACEMENT.
11. TENANT AGREES NOT TO POUR GREASE DOWN KITCHEN SINK.
12. TENANT AGREES NOT TO STORE ITEMS IN THE ATTIC, OR INSTALL SATELLITE ON ROOF
13. IF THERE IS A COMMUNITY MAILBOX, IT IS TENANTS RESPOSIBILITY TO TAKE COPY OF LEASE TO POST OFFICE TO OBTAIN KEYS AND PAY ANY FEE DUE.
14. TENANTS TO MAKE SURE VEHICLES FIT IN GARAGE, LANDLORD OR PROPERTY OWNER NOT RESPONSIBLE FOR ANY DAMAGE TO VEHICLES PARKED IN GARAGE/STREET ETC. THERE IS NO PARKING INSIDE GATED COURTYARD, ONLY STREET OR INSIDE GARAGE.

THE FIRST PROPERTY INSPECTION WILL TAKE PLACE APPROXIMATELY 45 DAYS AFTER MOVE IN

BY SIGNING BELOW, TENANT AGREES THAT THIS ADDENDUM BECOMES PART OF THE LEASE AGREEMENT.

TENANT

DATE

TENANT

DATE

TEXAS REALTY & MANAGEMENT CO.

Or signed for Landlord under written property management agreement:

By: _____