

ATTACHMENT

A Landlord's Requirements:

RESIDENTIAL LEASE CONCERNING THE PROPERTY AT:

14777 Wunderlich Drive Unit 1801, Houston TX 77069

A. INSURANCE

- (1) Loss of or damage to Tenant's personal property is not covered by Landlord's insurance.
- (2) Tenant is required to buy and maintain renter's insurance in an amount sufficient to cover Tenant's personal property
- (3) Tenant must provide proof of renter's insurance policy within 5 days of the start of the lease and maintain it for the duration of the lease. Failure to maintain renter's insurance will be considered a breach of the lease agreement.

B. USE AND OCCUPANCY

- (1) Tenant shall not install a waterbed without prior written permission of the Landlord.
- (2) Tenant shall not operate any machinery, refrigeration or heating devices, except those that are installed on the property at the commencement of the lease, without prior written permission of the Landlord.
- (3) Tenant may not barbeque or operate cooking equipment on porches or balconies.
- (4) Tenant shall not dispose of rubbish, rags, or other items which may clog toilets or sink drains which may clog toilets or sink drains.
- (5) Tenant shall not alter, add, improve, or paint any portion of the condominium without express written consent of the Landlord. Tenants shall not install, remove, or replace any fixtures, equipment, or appliances without the express written consent of the Landlord. Tenants shall not modify any landscaping without the express written consent of the Landlord.
- (6) A/C Filters : Due to the weather conditions common to the area, it is imperative that you change your A/C filter regularly. Some units may require more than monthly, but at a minimum monthly. This is not an option.

This is a very expensive repair and Tenant will ALWAYS get the entire amount billed back due to Tenant neglect. This can run into the \$100's and can increase the electric bill due to poor air flow.

C. PARKING

- (1) No boats, recreational vehicles, trailers, buses, all-terrain vehicles, jet skis, large commercial truck, industrial vehicles, or vehicles over 8500#. Only passenger automobiles, trucks, and motorcycles are permitted.
- (2) Only operable vehicles are permitted on the Condominium property. These include and are limited to automobiles, motorcycles, motorized bikes, bicycles, passenger trucks, small vans, company vehicles, and similar passenger vehicles.

D. PRECAUTIONS

(1) Unless otherwise instructed by Landlord, during freezing or potentially freezing weather (below 35 Degrees Fahrenheit), Tenant must for 24 HRS a day:

- a. Keep condominium heated to at least 50 Degrees Fahrenheit
- b. Keep cabinet and closet doors open
- c. Drip both hot and cold water faucets in bathrooms (including tub/shower) and kitchen.

E. CLEANING

(1) Tenants must thoroughly clean the condominium prior to move-out. Tenants will be liable for reasonable cleaning costs due to inadequate cleaning including carpet, walls, bathrooms, kitchen that are soiled beyond normal wear (that is, wear or soiling that occurs without negligence, carelessness, accident, or abuse).

F. PROHIBITED CONDUCT

(1) Tenant, Tenant occupants, and your guests may NOT engage in the following activities:

- a. Criminal conduct, regardless of whether an arrest or conviction occurs, including but not limited to: manufacturing, delivering, or possessing a controlled substance or drug paraphernalia; engaging in or threatening violence; possessing a weapon prohibited by law.
- b. Behaving in a loud or obnoxious manner.
- c. Disturbing or threatening the rights, comfort, health, safety, or convenience of others in the condominium complex.
- d. Bringing hazardous materials into the condominium community.

e. NO SMOKING OR VAPING

(1) No smoking or vaping of any kind (cigarettes, pipes, cigars, etc.) or of any substance is permitted in the Condominium.

f. HOA RULES AND REGULATIONS (1) This condominium is governed by an HOA and Tenant must comply with all rules and regulations of the HOA.

By completing and signing the application for this property you understand that the per Smartmove application fee is non-refundable even in the case yours is not accepted.

The following items will be required for each application:

(all persons 18 and over that will be occupying the property)

- Identification - Driver License, State issued ID Card or Passport (U.S. or Intl.)
- (Alternatively, all non-US Citizens must provide a U.S permanent resident Visa)
- Income Verification – Last 4 weeks of Paystubs, Valid Email for Verification Needed Should your company choose not to participate in Verifications, including by outsourcing to a Third-Party Company (i.e. – The Work Number or U Verify etc.) additional documentation such as 2-3 months of current Bank St./Deposit Logs Showing payroll transactions may be required. (If claiming social security benefits, military benefits, or child support as Income to qualify must provide proof of funds. Self- employed Applicants typically provide 2 years tax documents, in some cases recent bank info may work instead. Will evaluate on Case by Case basis what is needed)
- Current and previous landlord contact information, last 2 years ideally. Email addresses or rental ledgers required.
- Dependent and Other Tenant information
- Email address for authorizing release of credit report Approval will be based on the following factors:
 - Income - combined, gross monthly verifiable income of 3x the monthly rent minimum
 - Positive Credit history – No Collections to any Apt. or property in last 3 years
 - Quality rental history - No broken leases, timely rental payment history to a verifiable property, no other Money owed or Lease violations found.
 - Lack of Criminal history – Non moving violations to be considered on a case-by-case basis. All applications are considered on a case-by- case basis. Landlords reserve the right to deny applications in accordance with the Federal Fair Housing Act (FFHA) and the Fair Credit Reporting Act (FCRA)