

**COMPLETELY UNDERSTAND WHAT YOU SIGN  
(For Information Only)**

As Agent in this lease transaction, we wish to better inform each part of what is expected and required when leasing a property in Texas. Please read the below carefully, and sign to acknowledge that you have retained a copy.

- Subchapter D, Chapter 92 Property Code requires the Unit to be equipped with certain types of locks and security devices. Landlord has rekeyed the security devices since the last occupant vacated the Unit or will rekey the security devices within 7 days after Tenant moves in. "Security device" has the meaning assigned to that term in Section 92.151 of the Texas Property Code.
- A working smoke alarm must be furnished by the landlord. It is very important that the tenant check before moving in and notify the landlord immediately in writing if the alarm is found to be defective or missing. *(Texas Association of Realtors Residential Lease TAR-2001, paragraph 20)*
- A local ordinance may require the landlord to furnish a working carbon monoxide detector in the Unit. If so, it is very important that the tenant check before moving in and notify the landlord immediately in writing if the detector is found to be defective or missing. Even if the landlord is not required to provide one, we strongly recommend that a carbon monoxide detector be installed before the premises are occupied.
- Federal law requires the owner of any rental property built before 1978, or containing components manufactured before 1978, to disclose to the tenant the likelihood of the presence of lead based paint. This disclosure must be accompanied by the Federal booklet "Protect Your Family From Lead in Your Home". *(Texas Association of Realtors Addendum Regarding Lead Based Paint TAR-2008)*
- Texas landlords are only required to repair items materially affecting the health and safety of ordinary persons. Repair requests must be in writing and rent must be current to have repairs made. The landlord has up to seven days to make a diligent effort to satisfy a repair request. *(Texas Association of Realtors Residential Lease TAR-2001, paragraph 18)*
- The landlord's property insurance policy will almost never cover any losses a tenant may incur while renting. We strongly recommend that a tenant acquire a renter's insurance policy prior to occupancy. *(Texas Association of Realtors Residential Lease TAR-2001, paragraph 34.H)*
- Leases customarily grant a landlord the right to show the property to prospective renters and purchasers, especially during the last 30 days of a tenancy. *(Texas Association of Realtors Residential Lease TAR-2001, paragraph 14.D)*
- The landlord must furnish the tenant a written, itemized deposit resolution within 30 days after the tenant vacates and provides the landlord a forwarding address. *(Texas Association of Realtors Residential Lease TAR-2001, paragraph 10)*
- The landlord must verify whether the property must be registered with the city as a rental and if there is a registration fee.
- **Read the lease very carefully and obtain a legal opinion if there is anything you do not fully understand.**

**This form does not change any of your obligations under the Lease.**

DocuSigned by: <b>LAZ REAL ESTATE LLC</b>		02/21/2020	
Tenant	Date	62702A15D0D7496... Landlord	Date
Tenant	Date	Landlord	Date



# ADDENDUM REGARDING LEAD-BASED PAINT

For use in the lease of residential property built before 1978.

## ADDENDUM TO RESIDENTIAL LEASE CONCERNING THE PROPERTY AT 520 Lovett Blvd., Houston, TX 77006

**A. LEAD WARNING STATEMENT:** Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors (landlords) must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees (tenants) must also receive a federally approved pamphlet on lead poisoning prevention.

**B. DISCLOSURE:**

(1) Presence of lead-based paint and/or lead-based paint hazards. (Check (a) or (b)).

(a) Landlord knows of the following lead-based paint and/or lead-based paint hazards in the Property:

(b) Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the Property.

(2) Records and reports available to Landlord. (Check (a) or (b)).

(a) Landlord has provided Tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the Property which are listed here:

(b) Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the Property.

**C. TENANT'S ACKNOWLEDGEMENT:**

(1) Tenant has received copies of all information listed in Paragraph B.

(2) Tenant has received the pamphlet entitled Protect Your Family from Lead in Your Home.

**D. AGENTS' NOTICE TO LANDLORD AND ACKNOWLEDGEMENT:**

(1) The brokers and agents to the lease notify Landlord that Landlord must: (a) provide Tenant with the EPA-approved pamphlet on lead poisoning prevention; (b) complete this addendum; (c) disclose any known lead-based paint and/or lead-based paint hazard in the Property; (d) deliver all records and reports to Tenant pertaining lead-based paint and/or lead-based paint hazards in the Property; and (e) retain a copy of this addendum for at least 3 years.

(2) The brokers and agents to the lease have advised Landlord of Landlord's obligations under 42 U.S.C. 4852d and are aware of his/her responsibility to ensure compliance.

**E. CERTIFICATION OF ACCURACY:** The undersigned have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and correct.

DocuSigned by: <u>LA2 REAL ESTATE LLC</u> Landlord	8/28/2023	_____	_____
	Date	Tenant	Date
<b>LA2 REAL ESTATE LLC</b>			

_____	Date	_____	Date
Landlord	Date	Tenant	Date

DocuSigned by: <u>Clayton Katz</u> Listing Broker/Agent or Property Manager	8/29/2023	_____	_____
	Date	Tenant	Date
<b>Clayton Katz</b>			

_____	Date	_____	Date
Other Broker/Agent	Date	Tenant	Date



**ADDENDUM REGARDING RENTAL FLOOD DISCLOSURE**

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**ADDENDUM TO RESIDENTIAL LEASE CONCERNING THE PROPERTY AT 520 Lovett Blvd.**

**THIS ADDENDUM IS A DISCLOSURE OF LANDLORDS' KNOWLEDGE AS OF THE DATE SIGNED BY THE LANDLORD. IT IS NOT A WARRANTY OF ANY KIND NOR A PREDICTION OF FUTURE EVENTS BY LANDLORD, LANDLORD'S AGENTS, OR ANY OTHER AGENT.**

**A. 100-YEAR FLOODPLAIN.** Landlord  is or  is not aware that the dwelling you are renting is located in a 100-year floodplain. If neither box is checked, you should assume the dwelling is in a 100-year floodplain. Even if the dwelling is not in a 100-year floodplain, the dwelling may still be susceptible to flooding. The Federal Emergency Management Agency (FEMA) maintains a flood map on its Internet website that is searchable by address, at no cost, to determine if a dwelling is located in a flood hazard area. Most tenant insurance policies do not cover damages or loss incurred in a flood. You should seek insurance coverage that would cover losses caused by a flood.

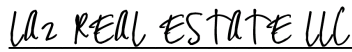
**B. DAMAGE TO A DWELLING DUE TO FLOODING DURING THE LAST FIVE-YEAR PERIOD.** Landlord  is or  is not aware that the dwelling you are renting has flooded at least once within the last five years.

*\*For purposes of this notice:*

*"100-year floodplain" means any area of land designated as a flood hazard area with a one percent or greater chance of flooding each year by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.). A landlord is not required to disclose on the notice that the landlord is aware that a dwelling is located in a 100-year floodplain if the elevation of the dwelling is raised above the 100-year floodplain flood levels in accordance with federal regulations.*

*"Flooding" means a general or temporary condition of partial or complete inundation of a dwelling caused by: (A) the overflow of inland or tidal waters; (B) the unusual and rapid accumulation of runoff or surface waters from any established water source such as a river, stream, or drainage ditch; or (C) excessive rainfall.*

The undersigned Tenant acknowledges receipt of the foregoing notice.

DocuSigned by:		8/28/2023	
	_____	_____	_____
LANDLORD LA2 REAL ESTATE LLC	Date	Tenant	Date
_____	_____	_____	_____
Landlord	Date	Tenant	Date
_____	_____	_____	_____
		Tenant	Date

LA2 Real Estate, LLC

## LANDLORD'S RULES & REGULATIONS

To benefit all residents and to ensure proper use of both the rented premises and the entire property, Tenants agree to comply with the following Rules and Regulations. These Rules and Regulations are part of Tenants' Residential Lease Agreement.

1. Per the lease agreement, the Inventory and Condition Form must be filled out and returned within 7 days after the Commencement Date. Please include photos of any deficiencies or issues noted. If Tenant fails to timely deliver the Inventory and Condition Form, the Property will be deemed to be free of damages, unless otherwise expressed in this lease. The Inventory and Condition Form is not a request for repairs.
2. Maintenance requests shall be submitted in writing to Landlord and properly requested. Specifics of the problem, to the extent possible, shall be included in the request. Landlord has 48 hours to respond to maintenance requests and 7 days to make the requested repairs if approved. All submissions should be made by email to [Laa787@gmail.com](mailto:Laa787@gmail.com). Urgent items can be reported by calling 281-615-9630. For all emergencies please call 911.
3. Tenants shall respect the rights of all other Tenants/occupants of the building to peace and quiet and will not disturb any of them unreasonably by shouting or other loud use of his or her voice, with noise, music, televisions, odor, or in any other way. All abusive, disorderly, violent, or harassing conduct by a Tenant, including but not limited to abusive and/or foul language, sexually explicit comments toward Tenants, occupants, management, or Landlord is prohibited and is grounds for immediate termination of tenancy.
4. Tenants are responsible for the behavior of their guests, visitors, and invitees. Such persons may not break Tenants' Lease or these Rules and Regulations. Tenants are responsible to pay for any damages or clean-up resulting from the conduct of their guests, visitors, and invitees.
5. Tenants will not add or in any way change locks or keying without prior written permission of Landlord.
6. Tenants will not varnish, paint, paper, or otherwise decorate any walls, floors, doors, woodwork, or cabinets without prior written permission of Landlord. All restoration costs (even if made with permission) will be at Tenants' expense but must be supervised by Landlord.
7. Tenants will not drive any nails or screws into walls, floors, tiles, ceilings, woodwork, or partitions; will not drill holes or fasten any article on any part of the premises, or damage or deface the same. Pictures and artwork may be hung, provided that only small size picture hangers (such as "Bulldog" style hangers) are used. Use of tape, glue, or adhesive of any kind is not permitted.
8. No blinds, shades, or screens shall be attached to, hung in, or used in connection with any window or door of the premises without prior written consent from Landlord.
9. No additions should be made to the property without prior written permission of Landlord. Satellite dishes are not allowed on the property. All units are prewired for cable television. Xfinity/Comcast and AT&T U-verse are approved cable providers. If another provider is preferred, Tenant must receive prior written permission of Landlord. Tenant may install a wireless alarm system for their unit with prior written permission of Landlord.
10. Tenants will not do anything or keep anything in or about the premises that in any way will increase the risk of fire or that may conflict with fire or insurance regulations. The use of any fireplace is strictly off limits. All fireplaces are inoperable and shall not be used by Tenants or Tenants' guests. Tenants will keep/store personal property only in their premises or in such space as Landlord may assign them in writing, but storage of kerosene, gasoline, or other flammable or explosive agents is always prohibited. Landlord is not responsible for any items left in the premises at the end of the Lease term. If items are left, Landlord reserves the right to charge the Tenant for disposal of items.
11. Tenants will perform reasonable housekeeping in their premises to maintain them in a clean, neat,

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- and sanitary condition. Upon move out, Landlord requires premises to be professionally cleaned and a walkthrough to be completed.
12. All appliances in each unit shall be used appropriately and cleaned regularly. This includes but is not limited to, cleaning out the refrigerator of any spoiled foods, general cleaning of the oven and stove top, cleaning the dryer lint trap between loads, etc.
  13. Tenants will use toilets, tubs, and sinks only for their primary purpose and will never use them to dispose of hair, finger/toenails, sweepings, rubbish, rags, garbage, sanitary napkins, or other items likely to clog them. Tenants are liable to pay Landlord for any expenses incurred for repairing damage (including unclogging toilets and drains) caused by Tenants, their guests, or invitees.
  14. The kitchen garbage disposal is to be used when rinsing used dishes; however, any large food debris should be disposed of in the garbage can. Do not put large amounts of food down the kitchen sink, including, hard or tough food, or objects/items other than small amounts of soft food. Any issues that arise with garbage disposals will be the Tenant's responsibility.
  15. Trash and garbage (including recyclables) always should be placed in the exterior trash and recycle containers provided by the Landlord, and container lids, if any, must be kept tightly closed at all times. Tenants will put their trash cans and recycle bins curbside for the City's scheduled pick-up and will return cans and bins to their normal non-curbside location the same day. Trash day is Monday, and recyclables are collected every other Monday.
  16. Unless expressly permitted by Landlord in writing, Tenants shall not display any signs, flags, pennants, placards, advertisements, notices, pictures, ornaments, stickers, handbills, or other lettering so as to be visible on the outside of the building or the premises.
  17. Tenants will never go on the roof of the building for any reason.
  18. Waterbeds and weightlifting equipment are prohibited at all times. Air conditioners, ovens, space heaters, hot plates, washers, dryers, and refrigerators beyond those supplied by Landlord are prohibited without prior written permission of Landlord.
  19. Smoking is not permitted at any time in the building or on the premises. Possession, sale, or use of any illegal drug or drug paraphernalia in the premises or the building is prohibited.
  20. Possessing, using, or storing lethal weapons anywhere in the building is prohibited. "Lethal weapon" is defined as any deadly weapon which, from the manner used, is calculated or likely to produce death or serious bodily injury. This includes, but is not limited to, all firearms, hunting knives, switchblades, bows and arrows, machetes, or other knives.
  21. No exterior furnishings or landscape items may be taken from the premises. Outdoor patio furniture may be used on each Tenant's specified outdoor area or porch (if applicable); however, all visible outdoor areas must be maintained and organized. Individual and shared outdoor spaces are not to be used for storage or unwanted items.
  22. No vehicle or bicycle shall obstruct a drive or in any way interfere with others' access thereto, nor shall they be parked on lawns, shrubberies, patios, walkways, or lawn extensions. Vehicles shall not be repaired or lubricated on the premises. Any vehicle of Tenant or of Tenants' guests that leak oil or hydraulic fluid will be the responsibility of the Tenant to clean.
  23. Tenants will act reasonably to conserve water and energy and will report running toilets and faucets to Landlord for service. Landlord reserves the right to bill each Tenant for excessive water usage in extreme circumstances or due to water leaks on the property that are not reported.
  24. Tenants will not remove batteries from smoke detectors or in any other way disarm them. Tenants are responsible for replacing batteries when needed.
  25. Landlord provides light bulbs for all fixtures at the beginning of the Lease term. Tenants will replace light bulbs in all lighting fixtures in the premises during the Lease term and will leave working light bulbs in all lighting fixtures at the end of the Lease.
  26. All Tenants are responsible for keeping their individual units and the overall property secured. This includes entry doors, windows, sidewalk gate, driveway gate, and garage doors. The Landlord is not

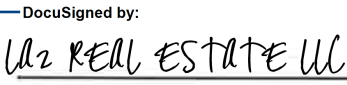
**LA2 Real Estate, LLC**

responsible for any loss or damage.

- 27. Each unit has one parking space behind the gate as specified by the Landlord. Street parking is available for all other vehicles and Tenants' guests.
- 28. Landlord is not responsible for any injuries or personal damage that may occur on the property or inside a unit. All Tenants are advised to take caution when using interior and exterior stairs and cooking appliances. In the event of an accident, Tenant should seek medical attention.
- 29. Pets are approved on a case by case basis by the Landlord before execution of the initial lease. If pets are approved, Tenants are responsible for maintaining a clean premise, using area rugs and runners throughout the unit, using door mats at each entry door (inside and outside), and should be home often enough to properly care for the animal(s). In the event that a Tenant would like to acquire a pet or an additional pet during the term of a lease, the Landlord must be notified, the pet must be approved, and a pet deposit will be required (per pet).
- 30. Tenants shall notify Landlord of any extended absences (more than seven days) from the premises. During absences by Tenant, Landlord will provide access to no other persons, known to Tenant and Landlord or not, unless expressly requested to do so by Tenant in writing. This shall not constitute any undertaking by, or confer any duty upon, Landlord to provide such access.
- 31. Upon move-out, the Tenant is financially responsible for any damages to the property as stated in the Lease Agreement and as determined by the Landlord. A minimum \$750 of the security deposit will be non-refundable for wear and tear items, including paint touch ups, small nail patches, deep cleaning, floor buffing, etc. Any damages to the property will be deducted on top of this amount based on a contractor's quote for repairs. The remaining security deposit will be refunded to the Tenant by the Landlord.
- 32. The Tenant is responsible for the entire lease term stated in the lease agreement. If early termination of the lease is approved by the Landlord, the Landlord reserves the right to withhold the full deposit plus monthly rent as shown below:  
0-12 months remaining = Deposit + 2 month's rent  
12-18 months remaining = Deposit + 3 month's rent  
18-24 months remaining = Deposit + 4 month's rent

Tenants are strictly liable to reimburse Landlord for repair of any damage caused by violation of any of these Rules by Tenants or by their guests. Violation of these Rules and Regulations will result in default.

We, the undersigned, state that we have received these Rules and Regulations, that we have had a chance to read them, and that we understand them. We understand that these Rules are a part of our Lease, and we agree to comply fully with all of the requirements of our Lease, including these Rules and Regulations.

<b>Tenant Name</b>	<b>Tenant Signature</b>	<b>Date</b>
<b>Tenant Name</b>	<b>Tenant Signature</b>	<b>Date</b>
LA2 REAL ESTATE LLC		10/08/2021
<b>Landlord Name</b>	<small>DocuSigned by:</small> <b>Landlord Signature</b>	<b>Date</b>

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