

EXHIBIT A –Acknowledgement & Agreement Addendum to the lease for
21 River bank Dr. The Woodlands Tx 77381

1. Check-out inspection: Upon move out Landlord or Landlord’s agent will inspect the property. Prior to the inspection, the tenant shall:
 - Have home and carpet professionally cleaned. Carpet must be cleaned by All Pro Carpet Care 281-441-7526 and the home must be deep cleaned by We Clean 4 You 832-928-1690.
 - All light bulbs and smoke detectors in working order.
 - Return all keys, remotes, gate cards, and documents provided for appliances if applicable.
2. Automatic lawn sprinkler systems if applicable are programmed to water at specific times and is to remain on a timer at all times. Additionally, Tenants shall “maintain the yard”.
Tenant acknowledges reviewing Paragraph 17.B(1,2) _____.
3. Tenant is responsible for replacing the air filter 10 months from the commencement of your lease, if your property has the 4 to 5 inch thick HVAC attic unit filter. If your lease property has the in wall or ceiling mounted air filter register these must be replaced every month.
Tenant acknowledges reviewing Paragraph 17. _____.
4. Tenants may not paint interior walls without prior written consent and agreement from the Landlord.
Tenant acknowledges reviewing Paragraph 17D. _____.
5. In the event the Tenant wishes to obtain services from Direct TV, Dish network or similar provider, Tenant understands that the **satellite dish must be free-standing and not attached** to the house. If the home has a dish currently on the roof Please contact Owner/Property Manager for details
Tenant acknowledges reviewing Paragraph 17.D(5) _____.
6. Tenant is responsible to keep driveway clean and oil free. This may mean routine power washing. Tenant acknowledges reviewing Paragraph 17.D(10) _____.
7. Tenant must notify the landlord if any trees look like they need to be removed due to leaning or possibly dying.
Tenant acknowledges reviewing Paragraph 17.A(6). _____.
8. Owner or Property Manager is not responsible for replacement value or content in the event of refrigerator failure.
Tenant Acknowledgement _____.
9. Tenant must notify the Landlord immediately if there are any water leaks on the property or Tenant may be responsible for damages incurred if they knew of a leak and failed to report it within 24 hours.
Tenant acknowledges reviewing Paragraph 17A. _____.
10. Tenant is responsible for water spots on the Master bathroom shower glass if applicable. The use of a squeegee after each use is highly recommended. Tenant acknowledgement _____.

Tenants _____ Landlord/Property Manager _____