

COMPASS

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.

1. 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.
2. 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)*
3. 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.
4. 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)*
5. 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)*
6. 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)*
7. 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)*
8. 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)*
9. The landlord must verify whether the property must be registered with the city as a rental and if there is a registration fee.

10. 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.

_____	_____	<u>Eduardo Duran</u>	01/02/24
Tenant	Date	Landlord <u>Eduardo Duran</u>	Date
_____	_____	<u>Jacqueline Duran</u>	01/03/24
Tenant	Date	Landlord <u>Jacqueline Duran</u>	Date