



ADDENDUM TO LEASE AGREEMENT

**TENANTS AGREEMENT OF TRAMCO'S POLICIES REGARDING RENTAL PROPERTY
LOCATED AT: 4503 A Rawley**

- 1. TENANT AGREES NOT TO INSTALL ANY BARS ON WINDOWS OR DOORS.**
- 2. TENANT AGREES NOT TO HAVE A TRAMPOLINE ON THE PROPERTY.**
- 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. TENANT AGREES TO MAINTAIN THE YARD AND PEST CONTROL. ANIMAL WASTE TO BE TIMELY REMOVED FROM THE YARD.**
- 5. TENANT IS NOT TO MODIFY OR PAINT THE PROPERTY WITHOUT PRIOR WRITTEN APPROVAL FROM PROPERTY OWNER. TV BRACKETS ARE NOT TO BE PLACED ON WALLS OR ANY OTHER ITEMS THAT REQUIRE LARGE NAILS/SCREWS.**
- 6. TENANT TO TAKE CARE THAT EXCESSIVE OIL STAINS ARE NOT ON THE DRIVEWAY OR GARAGE FLOORS.**
- 7. TENANT TO KEEP THE FRENCH WATER DRAIN CLEAR OF DEBRIS FOR PROPER YARD DRAINAGE FROM BACK YARD. DRAIN IS MARKED BY DECORATIVE ROCK LEFT OF THE SIDE HOME ENTRANCE.**
- 8. 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 TO PAY.**
- 9. TENANT AGREES TO POUR 1 CUP OF BLEACH EVERY 3 MONTHS DOWN THE MARKED DRAIN PIPE (RED TAPE) ON AIR CONDITIONING UNIT IN ATTIC. ***TAKE CARE THAT BLEACH DOES NOT SPILL***. ANY AIR CONDITIONER REPAIR THAT IS A RESULT OF FAILURE TO PERFORM THIS SERVICE WILL BE TENANTS RESPONSIBILITY TO PAY.**
- 10. TENANT TO PLACE A TOWEL OR SOME PROTECTIVE COVERING ON HARDWOOD FLOORING WHEN LOWERING ATTIC STAIRS.**

11. TENANT AGREES NOT TO USE ATTIC FOR STORAGE.
12. TENANT MUST TAKE CARE WITH HARDWOOD FLOORS, NO CHEMICALS OR EXCESS WATER IS TO BE USED WHEN CLEANING. A SLIGHTLY DAMP MOP OR DUSTER SHOULD BE ADEQUATE TO CLEAN. CARE SHOULD BE TAKEN NOT TO DAMAGE HARDWOOD FLOORS (EX. FURNITURE TO BE EQUIPPED WITH SOFT FELT FOOT PROTECTORS).
13. TENANT AGREES TO PURCHASE AND CHANGE WATER FILTER IN FRIDGE WHEN LIGHT INDICATOR COMES ON.
14. TENANT HAS VIEWED THE PROPERTY AND ACCEPTS THE PROPERTY IN "AS IS" CONDITION WITH THE EXCEPTION OF ANY NEGOTIATED AND APPROVED REPAIRS ON THE LEASE.
15. TENANT IS RESPONSIBLE FOR FIRST \$75 OF EACH MAINTENANCE REPAIR EXCEPT THOSE STATED IN THE LEASE AS SOLE RESPONSIBILITY OF PROPERTY OWNER.
16. 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 TENANT, TENANT WILL BE CHARGED \$35 FOR EACH REPLACEMENT.
17. TENANT AGREES NOT TO POUR GREASE DOWN KITCHEN SINK.
18. NO FIREPITS, GRILLS OR ANY OPEN FLAMES ON SECOND LEVEL BALCONIES.
19. SPARE BOX OF CURTAIN PANELS LOCATED IN DOWNSTAIRS BACK BEDROOM CLOSET ARE TO REMAIN UNOPENED AND ARE PART OF THE PROPERTY.

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
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TEXAS REALTY & MANAGEMENT CO.
Or signed for Landlord under written property management agreement:

By: _____