

# LANDLORD RULES AND REGULATIONS

Please read the following items, initial each, and sign and date at the bottom.

Subject Property Address: **27131 ASHLEY HILLS CT., FULSHEAR, TX 77441**

1. Rent is due by the 1<sup>st</sup> of each month and should be received via electronic payment system (Zelle using landlord's credentials: [aks1009@yahoo.com](mailto:aks1009@yahoo.com) by the 1<sup>st</sup> of each month. Rent received after the 3<sup>rd</sup> of the month shall be considered late and will incur late fees. You must notify our office by the 1<sup>st</sup> if your rent will be late. NO PARTIAL PAYMENTS WILL BE ACCEPTED. If rent is not received by the 3<sup>rd</sup> day of the month, a 3 DAY NOTICE TO PAY OR VACATE will be mailed certified (at a \$15.00 cost to the tenant). Eviction fees are \$250.00 and charged to the tenant.

i. Initials \_\_\_\_ \_\_\_\_

2. For emergencies, please contact us at (346) 601-5543 as quickly as possible. All requests for repairs must be in writing and delivered to landlord, either via email [aks1009@yahoo.com](mailto:aks1009@yahoo.com) or with monthly rent payment. Tenant may not repair or cause to be repaired any condition, regardless of the cause, without landlord's permission. If tenant is delinquent in rent at the time the repair notices are given, landlord is not obligated to make the repair.

i. Initials \_\_\_\_ \_\_\_\_

3. RETURN CHECK FEE IS \$35.00 PLUS LATE FEES (see #1 above). Notify us immediately when you know your check has bounced. You will know before us, for sometimes it takes up to two weeks before we receive notice from our bank. It is to your advantage to notify us immediately and cover the check by certified funds for rent and all late fees.

i. Initials \_\_\_\_ \_\_\_\_

4. The lawn will be kept cut and edged by a lawn care professional at tenant's expense.

i. Initials \_\_\_\_ \_\_\_\_

5. No inoperable vehicles are to be stored or worked on in the driveway. No boats or RV's are to be stored on the property. Such vehicles are subject to be towed by the Homeowner's Association or agent of the landlord (at tenant's expense).

i. Initials \_\_\_\_ \_\_\_\_

6. A/C filters must be changed 1x every six (6) months. If repair is needed on the A/C, the technician informs us dirty air filters were the cause, the total repair will be at tenant's expense.

i. Initials \_\_\_\_ \_\_\_\_

7. It is tenant's responsibility to test the smoke detectors and replace batteries as needed.

i. \_\_\_\_\_

8. No wallpapering, painting or any interior / exterior cosmetics, etc. can be performed without written approval from landlord.

i. \_\_\_\_\_

9. Shampooing, steam or dry cleaning carpet is the tenant's responsibility prior to move-out. Receipt of carpet cleaning is required prior to return on security deposit.

i. \_\_\_\_\_

10. Exterminating is also the responsibility of the tenant (except wood-destroying insects) and should be done regularly (at least quarterly). If pest control has not been maintained and becomes a problem, upon move-out, a minimum charge of \$300.00 will be withheld from your security deposit, depending on the extent of necessary service.

i. \_\_\_\_\_

11. A 45 day advance written notice to move out must be given to landlord via email to: [aks1009@yahoo.com](mailto:aks1009@yahoo.com) . Security deposit is not to be used for last month's rent. The deposit or any balance will be returned via United States Postal Service within 30 days after moving out along with a statement of any charges. Before move out, make sure any items in need of repair are fixed. This will avoid a deduction for that item from your security deposit.

i. \_\_\_\_\_

12. Upon move-out, the property must be clean and free of any trash, furniture, debris, etc. If cleaning is necessary beyond normal circumstances, an amount of no less than \$250.00 will be withheld from your security deposit, depending on the extent of cleaning services needed.

i. \_\_\_\_\_

13. Tenant is responsible for "winterizing or weatherproofing" the property including but not limited to insulating exterior pipes and taking precautions during hurricane season, etc.

i. \_\_\_\_\_

14. Tenants should have personal property insurance (Renter's insurance) and liability insurance. Landlord is not responsible for damage to personal property.

i. \_\_\_\_\_

15. No large nails or screws can be inserted into the walls. Only small nails can be used for hanging pictures, etc. Costs associated with repairing excessive holes will be deducted from your security deposit.

i. \_\_\_\_\_

16. During the last 45 days of the lease, tenant authorizes a sign and lock box with a key to be placed on the property. The property may be marketed and shown to prospects.

i. \_\_\_\_\_

17. If lease is for 12 months or shorter, a \$250.00 non-refundable, short-term leasing fee will be due upon lease signing.

i. \_\_\_\_\_

18. Inventory and Condition form will be provided at the time of the signing of the lease. It should be completed and returned to landlord's agent within 5 day of move-in. Failure to do so within the allowed 5 days will be deemed as tenant's acceptance of the property in clean and good condition.

i. \_\_\_\_\_

19. Landlord strongly recommends that tenant obtain insurance for casualties such as fire, flood, water damage and theft as landlord's insurance will not cover losses to tenant's personal property.

i. \_\_\_\_\_

We understand and agree to the terms above.

\_\_\_\_\_  
Tenant Signature                      Date

\_\_\_\_\_  
Tenant Signature                      Date

\_\_\_\_\_  
Tenant Printed Name

\_\_\_\_\_  
Tenant Printed Name