

Property Address: 40211 Black Forest, Conroe, TX 77385

**Addendum To Lease Agreement  
Tenant Agreement Of Landlord's Policies**

1. Tenant understands that rent for the month is due on the first of the month for which rent is being paid and late after the third of that month. If rent is not received by the third of that month, eviction proceedings may begin.

2. Tenant agrees not to install any bars on windows or doors. Tenant agrees not to install any additional storage buildings or structures on the property.

3. Tenant agrees not to have a trampoline or above ground pool on the property. A small child's pool is permissible and the safety associated with the use is the sole responsibility of the tenant.

4. Tenant understands and agrees that inspections may be done on the property throughout the term of the lease with 24 hours notice. Notice may take the form of a text, a phone call, or other method of the landlord's choosing.

5. Tenant agrees not to change any landscaping without owners prior written approval and to keep the property free of trash and debris.

6. Tenant is not to modify or paint the property without prior written approval from the property owner and any hoa representatives as necessary. Touch-up of minor blemishes is permissible with paint approved by the property owner.

7. Tenant may have an in-attic tv antenna installed only with prior written approval from the property owner. Tenant may have cable service or satellite dish installed only with prior written approval from the property owner. Tenant is solely responsible for any and all costs associated with installation of antennas, cable services, or satellite dishes and associated services. No external or outside tv antenna is permitted.

8. Tenant to take care that excessive oil stains are not on the driveway or garage floors. Clean up of excessive oil stains may be deducted from the deposit and determination of what is excessive is at the sole discretion of the property owner.

9. Tenant agrees to allow property over access to change air conditioning filters every 3 months with 24 hours notice. Notice may take the form of a text, a phone call, or other method of the landlord's choosing.

10. Tenant has viewed the property and accepts the property in "as is" condition with the exception of any negotiated and approved repairs on the application form. Tenant's acceptance includes the storage building on the property.

11. Tenant is responsible for the first \$100 of each maintenance repair except those stated in the lease as sole responsibility of the property owner. Tenant fully responsible for refrigerator/dishwasher/stove/microwave/ appliance maintenance.

12. Tenant agrees to keep the lawn watered (3 times a week)

13. Tenants are responsible for smoke detector battery replacement and agrees to notify the landlord if a smoke detector is defective. If it is found during any inspection that batteries are inoperable or missing, tenant will be charged \$10 for each replacement. If smoke detectors are removed by the tenant for any reason, tenant will be charged \$35 for each smoke detector replacement.

14. Tenant understands that the first inspection of the property will take place within 45 days after move in.