



ADDENDUM REGARDING RENTAL FLOOD DISCLOSURE

NOTICE: For use with a Residential Lease, including a Temporary Residential Lease

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**ADDENDUM TO RESIDENTIAL LEASE CONCERNING THE PROPERTY AT 12726 Lady Jane Ct,
Houston, TX 77044**

THIS ADDENDUM IS A DISCLOSURE OF LANDLORDS' KNOWLEDGE AS OF THE DATE SIGNED BY THE LANDLORD. IT IS NOT A WARRANTY OF ANY KIND NOR A PREDICTION OF FUTURE EVENTS BY LANDLORD, LANDLORD'S AGENTS, OR ANY OTHER AGENT.

A. 100-YEAR FLOODPLAIN.

Landlord is or is not aware that the dwelling you are renting is located in a 100-year floodplain. If neither box is checked, you should assume the dwelling is in a 100-year floodplain. Even if the dwelling is not in a 100-year floodplain, the dwelling may still be susceptible to flooding. The Federal Emergency Management Agency (FEMA) maintains a flood map on its Internet website that is searchable by address, at no cost, to determine if a dwelling is located in a flood hazard area. Most tenant insurance policies do not cover damages or loss incurred in a flood. You should seek insurance coverage that would cover losses caused by a flood.

B. DAMAGE TO A DWELLING DUE TO FLOODING DURING THE LAST FIVE-YEAR PERIOD.

Landlord is or is not aware that the dwelling you are renting has flooded at least once within the last five years.

**For purposes of this notice:*

"100-year floodplain" means any area of land designated as a flood hazard area with a one percent or greater chance of flooding each year by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.). A landlord is not required to disclose on the notice that the landlord is aware that a dwelling is located in a 100-year floodplain if the elevation of the dwelling is raised above the 100-year floodplain flood levels in accordance with federal regulations.

"Flooding" means a general or temporary condition of partial or complete inundation of a dwelling caused by: (A) the overflow of inland or tidal waters; (B) the unusual and rapid accumulation of runoff or surface waters from any established water source such as a river, stream, or drainage ditch; or (C) excessive rainfall.

The undersigned Tenant acknowledges receipt of the foregoing notice.

DocuSigned by:
Carlos Ramirez 06/20/24 | 11:48 AM CDT
Landlord **Carlos Ramirez** Date

Tenant Date

DocuSigned by:
Maria R. Ramirez 06/20/24 | 12:21 PM CDT
Landlord **Maria R. Ramirez** Date

Tenant Date

Tenant Date

Tenant Date

eXp Realty Tenant Selection Criteria

Before you begin the application, please read through the information below. The application fee is NON-REFUNDABLE.

If there are multiple applications at one time, each application will be presented to the Landlord.

If important, you will want to double-check any room measurements, specific schools, and if particular utilities are provided to the property before signing a lease.

Information must be clear and concise and all documentation must be attached to the application. Please include names, phone numbers, emails, and any other contact information for us to verify residency and employment.

Please take special note of the requirements regarding income verification.

Pet Fees

All animals are accepted on a case-by-case basis. A non-refundable pet deposit of \$350/pet, 2 pets max. All applicants with animals must submit pictures. National database registration verification checked for all service animals.

General Animal Guidelines - (records may be required)

No bite records

Must be spayed or neutered

Over 1 year old

No vicious breed dogs

Under 25 lbs

Dogs & cats only

No aquariums

Application fee:

The application fee, as outlined in the listing, must be paid online via link sent from agent from www.mysmartmove.com. Failure to pay the application fee will result in an automatic decline. The application fee is non-refundable once submitted.

When applying to rent a property, there are certain guidelines most landlords will consider. However, every landlord is different but these are general guidelines on which many landlords will base their decision.

Property Condition:

You are accepting the property in an as-is condition. Requests for changes to the property must be submitted in writing with the application.

Tenant Selection Criteria:

1. Rental History:

Last two places of residency history must be provided in order to process your application. If you rented, Landlord contact information must be filled out.

eXp Realty
Tenant Selection Criteria

2. Employment History:

Two years of consecutive employment history should be submitted along with proof of income of at least 3x the amount of rent. If you do not have an employment history, please provide proof of income via bank statements showing deposits for at least the preceding three months, retirement, or social security statements.

3. Property Condition:

You are accepting the property in an as-is condition. Requests for changes to the property must be submitted in writing with the application.

4. Deposits:

Applicant must submit security deposit either via payment online or in certified funds (checks will not be accepted for security deposits) and signed lease within 48 hours of acceptance of application. Failure to do so will result in the cancellation of the application. If the owner permits a pet, a pet deposit must be paid at the same time as a security deposit.

5. Photo ID:

All persons 18 or older must submit a copy of their driver's license or other approved photo ID with the application.

6. Credit:

A credit report will be processed for each applicant 18 years or older

7. Criminal:

A criminal background check will be processed for each applicant 18 years or older.

The following conditions, although not guaranteed, are a general guideline only. Despite the following, a landlord may decline your application. Talk to your agent prior to applying.

Foreclosure in the last 4 years
Double security deposit

Dismissed Bankruptcy within last 4 years
Double security deposit

More than 25% negative credit
Double security deposit

50% negative credit with good rental history
½ Additional Security Deposit

Good rental history with no credit
Co-signor and/or ½ additional security deposit

