

## LANDLORD'S RULES AND REGULATIONS

**Property Address:** 18809 Egret Bay Blvd. Unit 112

1. 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.
2. Proof of rental insurance required during the duration of the lease agreement.
3. No smoking inside the home and/or on the balcony.
4. No pets allowed inside or outside the home or on the balcony.
5. Please be considerate of the neighbors living around you, especially after 10PM (ie: loud music or sub woofers).
6. Do not throw trash over the balcony.
7. Do not attach (nail, screw, etc.) anything (decorations, hose hangers, etc.) to the outside of the house (balcony and front entrance).
8. Any damages/repairs are to be fixed immediately (example: broken blinds, etc.)
9. No parking/driving on the grass.
10. Must follow all HOA deed restrictions and city regulations.
11. Tenant responsible for all guests and their actions.
12. Guests are allowed the use of guest parking for a limit of 2 days (48 hours).
13. Tenant must keep property clean inside and out.
14. Non-working vehicles are not to be kept on the premises at any time.
15. Tenant to take care of vehicles so that oil stains are not on the carport parking spots.
16. Trash cans are not to be put outside for any reason. Tenants must place all garbage in bags and in the dumpster located past the tennis courts. Trash dumpster is usually emptied on Tues. & Fri. No oversized, construction, or hazardous materials accepted.
17. No RV's or boat trailers parked on the property.
18. Tenant is responsible for smoke detector battery replacement and agree to notify 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.
19. All Maintenance requests go through Landlord, including plumbing, A/C, electrical, and major appliance repair. Tenant should text the Landlord @ 214-395-4554 for all emergency and non-emergency repairs. Landlord will respond within 24-48 hours. Please don't attempt to fix it major repairs.
20. The First Property Inspection will take place approximately 45 days after move in.

By signing below, Teant agrees that this addendum becomes part of the lease agreement.

**X**

\_\_\_\_\_  
Tenant

**X**

\_\_\_\_\_  
Tenant