TEXAS REALTORS

RESIDENTIAL LEASE

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1. PARTIES: The parties to this lease are:

the owner of the Property, Landlord,: [redacted]

; and

Tenant(s): [redacted]

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2. PROPERTY: Landlord leases to Tenant the following real property:

Address: [redacted]
legally described as: [redacted]

in [redacted] County, Texas, together with the following non-real-property items:
[redacted]

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The real property and the non-real-property are collectively called the "Property".

3. TERM:

A. Primary Term: The primary term of this lease begins and ends as follows:

Commencement Date: [redacted] Expiration Date: [redacted] .

B. Delay of Occupancy: Tenant must occupy the Property within 5 days after the Commencement Date. If Tenant is unable to occupy the Property by the 5th day after the Commencement Date because of construction on the Property or a prior tenant's holding over of the Property, Tenant may terminate this lease by giving written notice to Landlord before the Property becomes available to be occupied by Tenant, and Landlord will refund to Tenant the security deposit and any rent paid. Landlord will abate rent on a daily basis for a delay caused by construction or a prior tenant's holding over. This paragraph does not apply to any delay in occupancy caused by cleaning, repairs, or make-ready items.

4. AUTOMATIC RENEWAL AND NOTICE OF TERMINATION: This lease automatically renews on a month-to-month basis unless Landlord or Tenant provides the other party written notice of termination as provided in Paragraph 4A. Oral notice of termination is not sufficient under any circumstances. Time is of the essence for providing notice of termination (strict compliance with dates by which notice must be provided is required). The date on which rent is due does not apply to the requirement for providing written notice of termination. Paragraph 4B applies only if the lease renews on a month-to-month basis. If a box is not checked under Paragraph 4A, Paragraph 4A(1) will apply. If a box is not checked under Paragraph 4B, Paragraph 4B(1) will apply.

A. This lease automatically renews on a month-to-month basis unless Landlord or Tenant provides the other party written notice of termination not less than: *(Check only one box.)*
(1) 30 days before the Expiration Date.
(2) days before the Expiration Date.

If Landlord or Tenant fails to provide the other party timely written notice of termination as required by paragraph 4A, the lease automatically renews on a month-to-month basis. The Landlord or Tenant then must provide a subsequent written notice of termination as required by paragraph 4B.

B. If this lease automatically renews on a month-to-month basis, it will continue to renew on a month-to-month basis until either party provides written notice of termination to the other party and the notice of termination will be effective: *(Check only one box.)*
(1) on the last day of the month following the month in which the notice is given. Landlord is not obligated to prorate rent even if Tenant surrenders the Property before the termination date.
(2) on the date designated in the notice but not sooner than 30 days after the notice is given and, if necessary, rent will be prorated on a daily basis.

5. RENT:

A. Monthly Rent: The monthly rent is $ [redacted] Tenant will pay the monthly rent so that Landlord receives the monthly rent on or before *(check only one box)*:
X (1) the first day of each month during this lease.
(2) .

Weekends, holidays, and mail delays do not excuse Tenant's obligation to timely pay rent.
Tenant will pay first month's rent made payable to Landlord or Listing Broker or X Property Manager.
The first month's rent is due and payable not later than [redacted] by *(select one or more)*: X cashier's check X electronic payment X money order personal check or X other means acceptable to Landlord.

B. Prorated Rent: The prorated rent of $ [redacted] is due on or before [redacted] by *(select one or more)*: X cashier's check X electronic payment X money order personal check or X other means acceptable to Landlord.

C. Place of Payment: Unless this lease provides otherwise, Tenant will remit all amounts due to Landlord under this lease to the following person or entity at the place stated and make all payments payable to the named person or entity. Landlord may later designate, in writing, another person or place to which Tenant must remit amounts due under this lease.
Name: **ForeFront Property Management**
Address: [redacted]
Notice: Place the Property address and Tenant's name on all payments.

D. Method of Payment:
(1) Tenant must pay all rent timely and without demand, deduction, or offset, except as permitted by law or this lease.
(2) Time is of the essence for the payment of rent (strict compliance with rental due dates is required).
(3) Unless the parties agree otherwise, Tenant may not pay rent in cash and will pay all rent by *(select one or more)*: X cashier's check X electronic payment X money order personal check or X other means acceptable to Landlord. Landlord X may or may not charge a reasonable fee to process or accept payment by *(select one or more only if Landlord indicates a reasonable fee may be charged)*: X cashier's check electronic payment X money order personal check or X other means acceptable to Landlord.
(4) Landlord X requires does not require Tenant(s) to pay monthly rents by one payment.

(5) If Tenant fails to timely pay any amounts due under this lease or if any check of Tenant is not honored by the institution on which it was drawn, Landlord may require Tenant to pay such amount and any subsequent amounts under this lease in certified funds. This paragraph does not limit Landlord from seeking other remedies under this lease for Tenant's failure to make timely payments with good funds.

E. Rent Increases: There will be no rent increases through the primary term. Landlord may increase the rent that will be paid during any month-to-month renewal period by providing at least 30 days written notice to Tenant.

6. LATE CHARGES:

A. If Landlord does not actually receive a rent payment in the full amount at the designated place of payment by the **3rd** day of each month at 11:59pm, Tenant will pay Landlord for each late payment:

(1) an initial late charge equal to *(check one box only)*: (a) $; or **X** (b) [redacted] % of one month's rent; **and**

(2) additional late charges of $ per day thereafter until rent and late charges are paid in full. Additional late charges for any one payment may not exceed more than 30 days.

Notice: §92.019, Property Code prohibits assessing a late fee until rent has remained unpaid for at least two full days after the date on which the rent is due.

B. For the purposes of paying rent and any late charges, the mailbox is not the agent for receipt for Landlord (the postmark date is not the date Landlord receives the payment). The parties agree that the late charge is reasonable based on uncertain damages to the Landlord related to the late payment of rent, including direct or indirect expenses, direct or indirect costs, or overhead associated with the collection of late payment. Landlord's acceptance of a late charge does not waive Landlord's right to exercise remedies under Paragraph 27.

7. RETURNED PAYMENT: Tenant will pay Landlord $ [redacted]**0** for each payment Tenant tenders to Landlord which is returned or not honored by the institution on which it is drawn for any reason, plus any late charges until Landlord receives payment. Tenant must make any returned payment good by paying such amount(s) plus any associated charges in certified funds.

8. APPLICATION OF FUNDS: Regardless of any notation on a payment, Landlord may apply funds received from Tenant first to any non-rent obligations of Tenant, including but not limited to, late charges, returned payment charges, repairs, brokerage fees, periodic utilities, animal charges, and then to rent.

9. ANIMALS:

A. Unless the parties agree otherwise in writing, Tenant may not permit, even temporarily, any animal on the Property (including but not limited to any mammal, reptile, bird, fish, rodent, or insect). An assistance animal is not considered a pet but is still required to be reported to the Landlord with accompanying documentation as required by the Texas Department of Housing and Community Affairs.

B. If Tenant violates this Paragraph 9 or any agreement to keep an animal on the Property, Landlord may take all or any of the following action:

(1) declare Tenant to be in default of this lease and exercise Landlord's remedies under Paragraph 27;

(2) charge Tenant, as additional rent, an initial amount of $ **100.00** and $ **10.00** per day thereafter per animal for each day Tenant violates the animal restrictions;

(3) remove or cause to be removed any unauthorized animal and deliver it to appropriate local authorities by providing at least 24-hour written notice to Tenant of Landlord's intention to remove the unauthorized animal; and
(4) charge to Tenant the Landlord's cost to:
(a) remove any unauthorized animal;
(b) exterminate the Property for fleas and other insects;
(c) clean and deodorize the Property's carpets and drapes; and
(d) repair any damage to the Property caused by the unauthorized animal.

C. When taking any action under Paragraph 9B Landlord will not be liable for any harm, injury, death, or sickness to any animal.

10. SECURITY DEPOSIT:

A. Security Deposit: On or before execution of this lease, Tenant will pay a security deposit to Landlord in the amount of $ [redacted] by *(select one or more)*: X cashier's check electronic payment X money order personal check or X other means acceptable to Landlord. "Security deposit" has the meaning assigned to that term in §92.102, Property Code. Any additional deposits Tenant pays to Landlord, other than the security deposit, will become part of the security deposit.

B. Interest: No interest or income will be paid to Tenant on the security deposit. Landlord may place the security deposit in an interest-bearing or income-producing account and any interest or income earned will be paid to Landlord or Landlord's representative.

C. Refund: Tenant must give Landlord at least thirty (30) days written notice of surrender before Landlord is obligated to account for or refund the security deposit. Any refund of the security deposit will be made payable to all Tenants named in this lease.

Notices about Security Deposits:
(1) §92.108, Property Code provides that a tenant may not withhold payment of any portion of the last month's rent on grounds that the security deposit is security for unpaid rent.
(2) Bad faith violations of §92.108 may subject a tenant to liability up to 3 times the rent wrongfully withheld and the landlord's reasonable attorney's fees.
(3) The Property Code does not obligate a landlord to return or account for the security deposit until the tenant surrenders the Property and gives the landlord a written statement of the tenant's forwarding address, after which the landlord has 30 days in which to account.
(4) "Surrender" is defined in Paragraph 16 of this lease.
(5) One may view the Texas Property Code at the Texas Legislature's website which, as of the date shown in the lower left-hand corner of this form, is http://www.statutes.legis.state.tx.us/.

D. Deductions:

(1) Landlord may deduct reasonable charges from the security deposit for:
(a) damages to the Property, excluding normal wear and tear, and all reasonable costs associated to repair the Property;
(b) costs for which Tenant is responsible to clean, deodorize, exterminate, and maintain the Property;
(c) unpaid or accelerated rent;
(d) unpaid late charges;
(e) unpaid utilities and utility expenses Landlord incurs to maintain utilities to the Property as required by this Lease;

(f) unpaid pet charges;
(g) replacing unreturned keys, garage door openers, security devices, or other components;
(h) the removal of unauthorized locks or fixtures installed by Tenant;
(i) Landlord's cost to access the Property if made inaccessible by Tenant;
(j) missing or burned-out light bulbs and fluorescent tubes (at the same location and of the same type and quality that are in the Property on the Commencement Date);
(k) packing, removing, and storing abandoned property;
(l) removing abandoned or illegally parked vehicles;
(m) costs of reletting (as defined in Paragraph 27), if Tenant is in default;
(n) attorney's fees, costs of court, costs of service, and other reasonable costs incurred in any legal proceeding against Tenant;
(o) mailing costs associated with sending notices to Tenant for any violations of this lease;
(p) any other unpaid charges or fees or other items for which Tenant is responsible under this lease;
(q) cost to restore walls, flooring, landscaping or any alteration to the Property not approved in writing by Landlord;
(r) damages to the Property caused by smoking, including but not limited to stains, burns, odors, and removal of debris; and
(s) costs to rekey certain security devices, as provided in Paragraph 19.

(2) If deductions exceed the security deposit, Tenant will pay to Landlord the excess within 10 days after Landlord makes written demand.

11. UTILITIES:

A. Tenant will pay all connection fees, service fees, usage fees, and all other costs and fees for all utilities to the Property (for example, electricity, gas, water, wastewater, garbage, telephone, alarm monitoring systems, cable, and Internet connections) except the following which Landlord will pay: None

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Unless otherwise agreed, amounts under this paragraph are payable directly to the service providers.

B. Unless provided by Landlord, Tenant must, at a minimum, keep the following utilities on, if available, at all times this lease is in effect: gas; electricity; water; wastewater; and garbage services.

Notice: Before signing this lease, Tenant should determine if all necessary utilities are available to the Property and are adequate for Tenant's use.

12. USE AND OCCUPANCY:

A. Occupants: Tenant may use the Property as a private residence only. The only persons Tenant may permit to reside on the Property during the term of this lease are (*include names and ages of all occupants*): [redacted]

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B. Phone Numbers and E-mail: Tenant must promptly inform Landlord of any changes in Tenant's phone numbers (home, work, and mobile) and e-mail not later than 5 days after a change.

C. HOA Rules: This Property is or is not a part of an HOA.

(Include the name of the HOA if there is one). Tenant must comply with any owners' association rules or restrictive covenants affecting the Property. Tenant will reimburse Landlord for any fines or other charges assessed against Landlord for violations by Tenant of any owners' association rule or restrictive covenant, and any resulting administrative fees assessed by Landlord's agents or any other entity as provided by law.

D. Prohibitions: Unless otherwise authorized by this lease, Tenant may not install or permit any of the following on the Property, even temporarily: a spa, hot tub, above-ground pool, trampoline, or any item which causes a suspension or cancellation of insurance coverage or an increase in insurance premiums. Tenant may not permit any part of the Property to be used for: (1) any activity which is a nuisance, offensive, noisy, or dangerous; (2) the repair of any vehicle; (3) any business of any type, including but not limited to child care; (4) any activity which violates any zoning ordinance, owners' association rule, or restrictive covenant; (5) any illegal or unlawful activity, including but not limited to, the planting, growth, consumption, or distribution of cannabis plants or products; or (6) activity that obstructs, interferes with, or infringes on the rights of other persons near the Property. Tenant may not list any part of the Property on any lodging or short-term rental website or with any person or service that advertises Properties for rent.

E. Guests: Tenant may not permit any guest to stay on the Property longer than the amount of time permitted by any owners' association rule or restrictive covenant or **10** consecutive days without Landlord's written permission, whichever is less. No guests are permitted to stay on the Property more than twice the number of days in the space above in any 30-day period. If the above space is not filled in, two (2) days total per month will apply.

F. Common Areas: Landlord is not obligated to pay any non-mandatory or user fees for Tenant's use of any common areas or facilities (for example, pool or tennis courts).

13. PARKING RULES: Tenant may not permit more than **4** vehicles, including but not limited to automobiles, trucks, recreational vehicles, trailers, motorcycles, all-terrain vehicles, jet skis, and boats, on the Property unless authorized by Landlord in writing. Tenant may not park or permit any person to park any vehicles in the yard. Tenant may permit vehicles to be parked only in drives, garages, designated common parking areas, or in the street if not prohibited by law or an owners' association. Tenant may not store or permit any person to store any vehicles on or adjacent to the Property or on the street in front of the Property. In accordance with applicable state and local laws, Landlord may have towed, at Tenant's expense: (a) any inoperative vehicle on or adjacent to the Property; (b) any vehicle parked in violation of this paragraph or any additional parking rules made part of this lease; or (c) any vehicle parked in violation of any law, local ordinance, or owners' association rule. Tenant must promptly inform Landlord of any changes in Tenant's vehicle information (type, year, make, model, and license plate number including state) not later than 5 days after a change.

14. ACCESS BY LANDLORD:

A. Advertising: Landlord may prominently display a "For Sale" or "For Lease" or similarly worded sign on the Property during the term of this lease or any renewal period. Landlord or Landlord's contractor may take interior or exterior photographs or images of the Property and use the photographs or images in any advertisements to lease or sell the Property.

B. Access: Before accessing the Property, Landlord or anyone authorized by Landlord will attempt to first contact Tenant, but may enter the Property at reasonable times without notice to make repairs or to show the Property to

prospective tenants or buyers, inspectors, fire marshals, lenders, appraisers, or insurance agents. Additionally, Landlord or anyone authorized by Landlord may peacefully enter the Property at reasonable times without first attempting to contact Tenant and without notice to: (1) survey or review the Property's condition and take photographs to document the condition; (2) make emergency repairs; (3) exercise a contractual or statutory lien; (4) leave written notices; or (5) seize nonexempt property if Tenant is in default.

C. Trip Charges: If Landlord or Landlord's agents have made prior arrangements with Tenant to access the Property and are denied or are not able to access the Property because of Tenant's failure to make the Property accessible (including, but not limited to, any occupant, guest or invitee of Tenant, pet, or security device prohibiting access to any area of the Property), Landlord may charge Tenant a trip charge of $ **75.00** .

D. Keybox: **A keybox is a locked container placed on the Property holding a key to the Property. The keybox is opened by a special combination, key, or programmed access device so that persons with the access device may enter the Property, even in Tenant's absence. The keybox is a convenience but involves risk (such as unauthorized entry, theft, property damage, or personal injury). Neither the Association of REALTORS® nor MLS requires the use of a keybox.**

(1) Tenant authorizes Landlord, Landlord's property manager, and Landlord's broker to place on the Property a keybox containing a key to the Property:
(a) during the last **30** days of this lease or any renewal or extension; and
(b) at any time Landlord lists the Property for sale with a Texas licensed broker.

(2) Tenant may withdraw Tenant's authorization to place a keybox on the Property by providing written notice to Landlord and paying Landlord a fee of $ **500.00** as consideration for the withdrawal. Landlord will remove the keybox within a reasonable time after receipt of the notice of withdrawal and payment of the required fee. Removal of the keybox does not alleviate Tenant's obligation to make the Property available for showings as indicated in Paragraph 14B.

(3) If Landlord or Landlord's agents are denied or are not able to access the Property after first attempting to contact Tenant, Landlord may charge Tenant a trip charge as provided in Paragraph 14C.

(4) Landlord, the property manager, and Landlord's broker are not responsible to Tenant, Tenant's guests, family, or occupants for any damages, injuries, or losses arising from use of the keybox unless caused by Landlord, the property manager, or Landlord's broker.

15. MOVE-IN CONDITION:

A. **SIGHT UNSEEN NOTICE: Tenant is given the opportunity to inspect the Property prior to signing the lease. A Tenant who declines to do so and chooses to sign the Lease on the Property sight unseen does so at their own risk. Tenant accepts the Property "as is" and Landlord is under no obligation to make any changes upon Tenant viewing the Property. Tenant will be bound to all provisions of the Lease irrespective of Tenant viewing the Property before signing the Lease.**

B. Landlord makes no express or implied warranties as to the Property's condition. Tenant has inspected the Property and accepts it **AS-IS** provided that Landlord:

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C. Tenant will complete an Inventory and Condition Form, noting any damages to the Property, and deliver it to Landlord within **5** days after the Commencement Date. If Tenant fails to timely deliver the Inventory and Condition Form, the Property will be deemed to be free of damages, unless otherwise expressed in this lease. The Inventory and Condition Form is not a request for repairs. Tenant must direct all requests for repairs in compliance with Paragraph 18.

16. MOVE-OUT:

A. Move-Out Condition: When this lease ends, Tenant will surrender the Property in the same condition as when received, normal wear and tear excepted. Tenant will leave the Property in a clean condition free of all trash, debris, and any personal property. Tenant may not abandon the Property.

B. Definitions:

(1) *"Normal wear and tear"* means deterioration that occurs without negligence, carelessness, accident, or abuse.

(2) *"Surrender"* occurs when all occupants have vacated the Property, in Landlord's reasonable judgment, and one of the following events occurs:
(a) the date Tenant specifies as the move-out or termination date in a written notice to Landlord has passed; or
(b) Tenant returns keys and access devices that Landlord provided to Tenant under this lease.

(3) *"Abandonment"* occurs when all of the following occur:
(a) all occupants have vacated the Property, in Landlord's reasonable judgment;
(b) Tenant is in breach of this lease by not timely paying rent; and
(c) Landlord has delivered written notice to Tenant, by affixing it to the inside of the main entry door or if the Landlord is prevented from entering the Property by affixing it to the outside of the main entry door, stating that Landlord considers the Property abandoned, and Tenant fails to respond to the affixed notice by the time required in the notice, which will not be less than 2 days from the date the notice is affixed to the main entry door.

C. Personal Property Left After Move-Out:

(1) If Tenant leaves any personal property in the Property after surrendering or abandoning the Property Landlord may:
(a) dispose of such personal property in the trash or a landfill;
(b) give such personal property to a charitable organization; or
(c) store and sell such personal property by following procedures in §54.045(b)-(e), Property Code.

(2) Tenant must reimburse Landlord all Landlord's reasonable costs under Paragraph 16C(1) for packing, removing, storing, and selling the personal property left in the Property after surrender or abandonment.

17. PROPERTY MAINTENANCE:

A. Tenant's General Responsibilities: Tenant, at Tenant's expense, must:
(1) keep the Property clean and sanitary;
(2) promptly dispose of all garbage in appropriate receptacles;

(3) supply and change heating and air conditioning filters per manufacturer's instructions;
(4) supply and replace all light bulbs, fluorescent tubes, and batteries for smoke alarms, carbon monoxide detectors, garage door openers, ceiling fan remotes, and other devices (of the same type and quality that are in the Property on the Commencement Date);
(5) maintain appropriate levels of necessary chemicals or matter in any water softener;
(6) take action to promptly eliminate any dangerous condition on the Property;
(7) take all necessary precautions to prevent broken water pipes due to freezing or other causes;
(8) replace any lost or misplaced keys;
(9) pay any periodic, preventive, or additional extermination costs desired by Tenant, including treatment for bed bugs, unless otherwise required by law;
(10) remove any standing water;
(11) know the location and operation of the main water cut-off valve and all electric breakers and how to switch the valve or breakers off at appropriate times to mitigate any potential damage;
(12) water the foundation of the Property at reasonable and appropriate times;
(13) supply and change water filtration systems, including but not limited to, refrigerator water filters; and
(14) promptly notify Landlord, in writing, of all needed repairs.

B. Yard Maintenance:

(1) *"Yard"* means all lawns, shrubbery, bushes, flowers, gardens, trees, rock or other landscaping, and other foliage on or encroaching on the Property or on any easement appurtenant to the Property, and does not include common areas maintained by an owners' association.

(2) *"Maintain the yard"* means to perform activities such as, but not limited to: (a) mowing, fertilizing, and trimming the yard; (b) controlling pests and weeds in the yard; and (c) removing debris from the yard.

(3) Unless prohibited by ordinance or other law, Tenant will water the ard at reasonable and appropriate times including but not limited to the following times: [redacted] . Other than watering, the yard will be maintained as follows:
(a) Landlord, at Landlord's expense, will maintain the yard. Tenant will permit Landlord and Landlord's contractors reasonable access to the yard and will remove any pet from the yard at appropriate times.

(b) Tenant, at Tenant's expense, will maintain the yard.

(c) Tenant will maintain in effect a scheduled yard maintenance contract with: a contractor who regularly provides such service; .

C. Pool/Spa Maintenance: Any pool or spa on the Property will be maintained according to a Pool/Spa Maintenance Addendum.

D. Prohibitions: If Tenant installs any fixtures on the Property, authorized or unauthorized, such as additional smoke alarms, additional carbon monoxide detectors, locks, alarm systems, cables, satellite dishes, or other fixtures, such fixtures will become the property of the Landlord. Except as otherwise permitted by law, this lease, or in writing by Landlord, Tenant may not:
(1) remove any part of the Property or any of Landlord's personal property from the Property;
(2) remove, change, add, or rekey any lock;
(3) make holes in the woodwork, floors, or walls, except that a reasonable number of small nails may be used to hang pictures in sheetrock and grooves in paneling;

(4) permit any water furniture on the Property;
(5) install additional phone or video cables, outlets, antennas, satellite receivers, or alarm systems;
(6) alter, replace or remove flooring material, paint, or wallpaper;
(7) install, change, or remove any: fixture, appliance, or non-real-property item listed in Paragraph 2;
(8) keep or permit any hazardous material on the Property such as flammable or explosive materials;
(9) keep or permit any material or item which causes any liability or fire and extended insurance coverage to be suspended or canceled or any premiums to be increased;
(10) dispose of any environmentally detrimental substance (for example, motor oil or radiator fluid) on the Property;
(11) cause or allow any lien to be filed against any portion of the Property; or
(12) disconnect or intentionally damage any carbon monoxide detector, or otherwise violate any local ordinance requiring a carbon monoxide detector in the Property.

E. Failure to Maintain: If Tenant fails to comply with this Paragraph 17 or any Pool/Spa Maintenance Addendum, Landlord may, in addition to exercising Landlord's remedies under Paragraph 27, perform whatever action Tenant is obligated to perform and Tenant must immediately reimburse Landlord the reasonable expenses that Landlord incurs plus any administrative fees assessed by Landlord's agents or any other entity as provided by law.

F. Smoking: Smoking, including vaping or tobacco pipes of any type, by Tenant, Tenant's guests, family, or occupants is permitted X not permitted on the Property (including, but not limited to, the garage or outdoor areas of the Property). If smoking is not permitted and does occur on the Property, Tenant will be in default and:
(1) Landlord may exercise Landlord's remedies under Paragraph 27; and
(2) Landlord may deduct from the security deposit damages to the Property caused by smoking, including but not limited to stains, burns, odors, and removal of debris.

18. REPAIRS: (Notice: Subchapter B, Chapter 92, Property Code governs repair obligations).

A. Repair Requests: All requests for repairs must be in writing and delivered to Landlord. If Tenant is delinquent in rent at the time a repair notice is given, Landlord is not obligated to make the repair. In the event of an emergency related to the condition of the Property that materially affects the physical health or safety of an ordinary tenant, Tenant may call Landlord or, if applicable, the property manager, at [redacted]. Ordinarily, a repair to the heating and air conditioning system is not an emergency.

B. NOTICE: If Landlord fails to repair a condition that materially affects the physical health or safety of an ordinary tenant as required by this lease or the Property Code, Tenant may be entitled to exercise remedies under §92.056 and §92.0561 of the Property Code. If Tenant follows the procedures under those sections, the following remedies may be available to Tenant: (1) terminate the lease and obtain an appropriate refund under §92.056(f); (2) have the condition repaired or remedied according to §92.0561; (3) deduct from the rent the cost of the repair or remedy according to §92.0561; and (4) obtain judicial remedies according to §92.0563. Do not exercise these remedies without consulting an attorney or carefully reviewing the procedures under the applicable sections. The Property Code presumes that 7 days is a reasonable period of time for the Landlord to make a diligent effort to repair a condition unless there are circumstances which establish that a different period of time is appropriate (such as the severity and nature of the condition and the availability of materials, labor, and utilities). Failure to strictly follow the procedures in the applicable sections may cause Tenant to be in default of the lease.

C. Completion of Repairs:

(1) Tenant may not repair or cause to be repaired any condition, regardless of the cause, without Landlord's permission. All decisions regarding repairs, including the completion of any repair, whether to repair or replace the item, and the selection of contractors, will be at Landlord's sole discretion.

(2) Landlord is not obligated to complete a repair on a day other than a business day unless required to do so by the Property Code.

D. Payment of Repair Costs:

(1) Except as otherwise specified in this lease, Landlord will pay to repair or remedy conditions in the Property in need of repair if Tenant complies with the procedures for requesting repairs as described in this Paragraph 18. This includes, but is not limited to, repairs to the following items not caused by Tenant or Tenant's negligence:
(a) heating and air conditioning systems;
(b) water heaters; or
(c) water penetration from structural defects.

(2) Except for those conditions caused by the negligence of Landlord, Tenant will pay to repair the following conditions:
(a) conditions caused by Tenant, an Occupant, or any guest or invitee of Tenant;
(b) damage to doors, windows, and screens;
(c) damage from windows or doors left open;
(d) damage from wastewater stoppages caused by foreign or improper objects in lines that exclusively serve the Property;
(e) items that are cosmetic in nature with no impact on the functionality or use of the item; and
(f) the following specific items or appliances: Refrigerator, washer, dryer, water softener, and/or irrigation system.

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E. Trip Charges: If a repair person is unable to access the Property after making arrangements with Tenant to complete the repair, Tenant will pay any trip charge the repair person may charge, which amount may be different from the amount stated in Paragraph 14C.

F. Advance Payments and Reimbursements: Landlord may require advance payment of repairs or payments under this Paragraph 18 for which Tenant is responsible. Tenant must promptly reimburse Landlord the amounts under this Paragraph 18 for which Tenant is responsible.

19. SECURITY DEVICES AND EXTERIOR DOOR LOCKS:

A. Subchapter D, Chapter 92, Property Code requires the Property to be equipped with certain types of locks and security devices, including (with some exceptions): (1) window latches on each window; (2) a keyed doorknob lock or keyed deadbolt lock on each exterior door; (3) a sliding door pin lock on each exterior sliding glass door of the dwelling; (4) a sliding door handle latch or a sliding door security bar on each exterior sliding glass door of the dwelling; and (5) a keyless bolting device and a door viewer on each exterior door of the dwelling. Landlord has rekeyed the security devices since the last occupant vacated the Property or will rekey the security devices within 7 days after Tenant moves in. “Security device" has the meaning assigned to that term in §92.151, Property Code.

B. All notices or requests by Tenant for rekeying, changing, installing, repairing, or replacing security devices must be in writing. Installation of additional security devices or additional rekeying or replacement of security devices desired by Tenant may be paid by Tenant in advance in accordance with §92.162(c), Property Code, and may be installed only by contractors authorized by Landlord.

C. If Tenant vacates the Property in breach of this lease, Landlord may deduct from the security deposit reasonable costs incurred by Landlord to rekey security devices as authorized by §92.156(e), Property Code.

20. SMOKE ALARMS: Subchapter F, Chapter 92, Property Code requires the Property to be equipped with smoke alarms in certain locations. Requests for additional installation, inspection, or repair of smoke alarms must be in writing. Disconnecting or intentionally damaging a smoke alarm or removing a battery without immediately replacing it with a working battery may subject Tenant to civil penalties and liability for damages and attorney fees under §92.2611, Property Code.

21. LIABILITY: Unless caused by Landlord, Landlord is not responsible to Tenant, Tenant's guests, family, or occupants for any damages, injuries, or losses to person or property caused by fire, flood, water leaks, ice, snow, hail, winds, explosion, smoke, interruption of utilities, theft, burglary, robbery, assault, vandalism, other persons, condition of the Property, environmental contaminants (for example, carbon monoxide, asbestos, radon, lead-based paint, mold, fungus, etc.), or other occurrences or casualty losses. Unless prohibited by law, Tenant will promptly reimburse Landlord for any damages, injuries, or losses to person or property caused by Tenant, Tenant's guests, any occupants, or any pets or assistance animals, including cost of repairs or service to the Property.

22. HOLDOVER: If Tenant fails to vacate the Property at the time this lease ends Tenant will pay Landlord rent for the holdover period and indemnify Landlord and prospective tenants for damages, including but not limited to lost rent, lodging expenses, costs of eviction, and attorneys' fees. Rent for any holdover period will be three (3) times the monthly rent, calculated on a daily basis, and will be immediately due and payable daily without notice or demand.

23. RESIDENTIAL LANDLORD'S LIEN: Landlord will have a lien for unpaid rent against all of Tenant's nonexempt personal property that is in the Property and may seize such nonexempt property if Tenant fails to pay rent. Subchapter C, Chapter 54, Property Code governs the rights and obligations of the parties regarding Landlord's lien. Landlord may collect a charge for packing, removing, or storing property seized in addition to any other amounts Landlord is entitled to receive. Landlord may sell or dispose of any seized property in accordance with the provisions of §54.045, Property Code.

24. SUBORDINATION: This lease and Tenant's leasehold interest are and will be subject, subordinate, and inferior to: (i) any lien or encumbrance now or later placed on the Property by Landlord; (ii) all advances made under any such lien or encumbrance; (iii) the interest payable on any such lien or encumbrance; (iv) any and all renewals and extensions of any such lien or encumbrance; (v) any restrictive covenant; and (vi) the rights of any owners' association affecting the Property.

25. CASUALTY LOSS OR CONDEMNATION: Section 92.054, Property Code governs the rights and obligations of the parties regarding a casualty loss to the Property. Any proceeds, payment for damages, settlements, awards, or other sums paid because of a casualty loss to the Property will be Landlord's sole property. For the purpose of this lease, any condemnation of all or a part of the Property is a casualty loss.

Residential Lease concerning: [redacted]

26. SPECIAL PROVISIONS: *(Do not insert a lease-option or lease-purchase clause without the assistance of legal counsel. Special obligations and liabilities under statute apply to such transactions.)*

See Addendum A

Utilities must be switched under tenants name and bring proof to be able to receive keys.

27. DEFAULT:

A. If Landlord fails to comply with this lease, Tenant may seek any relief provided by law.

B. If Tenant fails to timely pay all amounts due under this lease or otherwise fails to comply with this lease, Tenant will be in default and:
   (1) Landlord may terminate Tenant's right to occupy the Property by providing Tenant with at least one day written notice to vacate;
   (2) all unpaid rents which are payable during the remainder of this lease or any renewal period will be accelerated without notice or demand;
   (3) Landlord may exercise Landlord's lien under Paragraph 23 and any other rights under this lease or the Property Code;
   (4) all unpaid amounts, including judgments, will bear 18% interest or the maximum amount allowed by law per year from the due date, compounded annually; and
   (5) Tenant will be liable for:
      (a) any lost rent;
      (b) Landlord's cost of reletting the Property including but not limited to leasing fees, advertising fees, utility charges, and other fees reasonably necessary to relet the Property;
      (c) repairs to the Property for use beyond normal wear and tear;
      (d) all Landlord's costs associated with eviction of Tenant, including but not limited to attorney's fees, court costs, costs of service, witness fees, and prejudgment interest;
      (e) all Landlord's costs associated with collection of amounts due under this lease, including but not limited to collection fees, late charges, and returned check charges; and
      (f) any other recovery to which Landlord may be entitled by law.

C. Notice to vacate under Paragraph 27B(1) may be by any means permitted by §24.005, Property Code.

D. If Tenant vacates the Property in breach of this lease, Landlord may also deduct from the security deposit the reasonable costs to rekey certain security devices, as provided in Paragraph 19.

E. Landlord will attempt to mitigate any damage or loss caused by Tenant's breach by attempting to relet the Property to acceptable tenants and reducing Tenant's liability accordingly.

28. EARLY TERMINATION: This lease begins on the Commencement Date and ends on the Expiration date unless: (i) renewed under Paragraph 4; (ii) extended by written agreement of the parties; or (iii) terminated earlier under Paragraph 27, by agreement of the parties, applicable law, or this Paragraph 28. Unless otherwise provided by law, Tenant is not entitled to early termination due to voluntary or involuntary job or school transfer, changes in marital status, loss of employment, loss of co-tenants, changes in health, purchase of property, or death.

A. Special Statutory Rights Tenants may have special statutory rights to terminate the lease early in certain situations involving family violence, military deployment or transfer, or certain sex offenses or stalking.

(1) Military: If Tenant is or becomes a servicemember or a dependent of a servicemember, Tenant may terminate this lease by delivering to Landlord a written notice of termination and a copy of an appropriate government document providing evidence of: (a) entrance into military service; (b) military orders for a permanent change of station (PCS); or (c) military orders to deploy with a military unit for not less than 90 days. Termination is effective on the 30th day after the first date on which the next rental payment is due after the date on which the notice is delivered. §92.017, Property Code governs the rights and obligations of the parties under this paragraph.

(2) Family Violence: Tenant may terminate this lease if Tenant provides Landlord with a copy of documentation described under §92.016, Property Code protecting Tenant or an occupant from family violence committed by a cotenant or occupant of the Property. §92.016, Property Code governs the rights and obligations of the parties under this paragraph. If the family violence is committed by someone other than a cotenant or co-occupant of the Property, Tenant must give written notice of termination 30 days prior to the effective date of the notice.

(3) Sex Offenses or Stalking: Tenant may have special statutory rights to terminate this lease in certain situations involving certain sexual offenses or stalking, if the Tenant provides Landlord with the documentation required by §92.0161, Property Code. For more information about the types of situations covered by this provision, Tenant is advised to review §92.0161, Property Code.

B. Assignment, Subletting and Replacement Tenants:

(1) Tenant may not assign this lease or sublet the Property without Landlord's written consent.

(2) If Tenant requests an early termination of this lease under this Paragraph 28B, Tenant may attempt to find a replacement tenant and may request Landlord to do the same. Landlord may, but is not obligated to, attempt to find a replacement tenant under this paragraph.

(3) Any assignee, subtenant, or replacement tenant must, in Landlord's discretion, be acceptable as a tenant and must sign: (a) a new lease with terms not less favorable to Landlord than this lease or otherwise acceptable to Landlord; (b) a sublease with terms approved by Landlord; or (c) an assignment of this lease in a form approved by Landlord.

(4) At the time Landlord agrees to permit an assignee, subtenant, or replacement tenant to occupy the Property, Tenant will pay Landlord:
(a) if Tenant procures the assignee, subtenant, or replacement tenant:
(i) $.
(ii) 100.00 % of one's month rent that the assignee, subtenant, or replacement tenant is to pay.

(b) if Landlord procures the assignee, subtenant, or replacement tenant:
(i) $.
(ii) 100.00 % of one's month rent that the assignee, subtenant, or replacement tenant is to pay.

(5) Unless expressly stated otherwise in an assignment or sublease, Tenant will not be released from Tenant's obligations under this lease because of an assignment or sublease. An assignment of this lease or a sublease of this lease without Landlord's written consent is voidable by Landlord.

Residential Lease concerning: [redacted]

29. ATTORNEY'S FEES: Any person who is a prevailing party in any legal proceeding brought under or related to the transaction described in this lease is entitled to recover prejudgment interest, attorney's fees, costs of service, and all other costs of the legal proceeding from the non-prevailing party.

30. REPRESENTATIONS: Tenant's statements in this lease and any application for rental are material representations. Each party to this lease represents that he or she is of legal age to enter into a contract. If Tenant makes a misrepresentation in this lease or in an application for rental, Tenant is in default.

31. ADDENDA: Incorporated into this lease are the following addenda, exhibits and other information. If Landlord's Rules and Regulations are made part of this lease, Tenant agrees to comply with the Rules and Regulations as Landlord may, at Landlord's discretion, amend from time to time.

X	Addendum Regarding Rental Flood Disclosure		Agreement Between Brokers
	Addendum Regarding Lead-Based Paint		Landlord's Rules & Regulations
	Inventory & Condition Form		Owners' Association Rules
	Landlord's Additional Parking Rules		Pool/Spa Maintenance Addendum
	Animal Agreement		Residential Lease Application
	Mold Remediation Consumer Protection		Bed Bug Addendum
	Residential Lease Guaranty	X	**Insurance Addendum, Resident Benefits Packages**
X	**Acknowledgements/Addendum A**	X	**Move-In Funds Due, Move-Out Addendum**

32. NOTICES: All notices under this lease must be in writing and are effective when hand-delivered, sent by mail, or sent by electronic transmission to *(Do not insert an e-mail address or a fax number unless the party consents to receive notices under this lease at the e-mail address or fax number specified.):*

Tenant at the Pro ert and a copy to:
[redacted]
[redacted]
[redacted]
E-mail/Fax:
E-mail/Fax:

Landlord c/o:
ForeFront Property Management

E-mail/Fax: **service@forefrontpm.com**
E-mail/Fax:

33. AGREEMENT OF PARTIES:

A. Entire Agreement: There are no oral agreements between Landlord and Tenant. This lease contains the entire agreement between Landlord and Tenant and may not be changed except by written agreement.

B. Binding Effect: This lease is binding upon and inures to the benefit of the parties to this lease and their respective heirs, executors, administrators, successors, and permitted assigns.

C. Joint and Several: All Tenants are jointly and severally liable for all provisions of this lease. Any act or notice to, refund to, or signature of, any one or more of the Tenants regarding any term of this lease, its extension, its renewal, or its termination is binding on all Tenants executing this lease.

D. Waiver: Landlord's past delay, waiver, or non-enforcement of a rental due date or any other right will not be deemed to be a waiver of any other breach by Tenant or any other right in this lease.

E. Severable Clauses: Should a court find any clause in this lease unenforceable, the remainder of this lease will not be affected and all other provisions in this lease will remain enforceable.

F. Controlling Law: The laws of the State of Texas govern the interpretation, validity, performance, and enforcement of this lease.

G. Copyright: If an active REALTOR® member of Texas REALTORS® does not negotiate this lease as a party or for one of the parties, with or without assistance by an active member of the State Bar of Texas, this lease is voidable at will by Tenant.

34. INFORMATION:

A. Future inquiries about this lease, rental payments, and security deposits should be directed to the person listed for receipt of notices for Landlord under Paragraph 32.

B. It is Tenant's responsibility to determine, before signing this lease, if: (i) all services (e.g., utilities, connections, schools, and transportation) are accessible to or from the Property; (ii) such services are sufficient for Tenant's needs and wishes; and (iii) Tenant is satisfied with the Property's condition.

C. The brokers to this lease have no knowledge of whether Landlord is delinquent in the payment of any lien against the Property.

D. Unpaid rent and any unpaid amount under this lease are reportable to credit reporting agencies.

E. Landlord is not obligated to respond to any requests for Tenant's rental and payment history from a mortgage company or other prospective landlord until Tenant has given notice of termination of this lease and Tenant is not in breach of this lease. (*Notice: Landlord or Landlord's agent may charge a reasonable fee for processing such information.*)

F. If all occupants over 18 years of age die during this lease, Landlord may: (i) permit the person named below to access the Property at reasonable times in Landlord's or Landlord's agent's presence; (ii) permit the named person to remove Tenant's personal property; and (iii) refund the security deposit, less deductions, to the named person. Section 92.014, Property Code governs procedures to follow regarding a deceased tenant's personal property and security deposit. *(Do not insert Tenant or Occupant names below.)*

Name: Phone:
Address:
E-mail:

G. If a tenant who is the sole occupant of the Property dies before the expiration of the tenant's lease, a representative of the estate or the person named in Paragraph 34(F) may terminate the tenant's rights and obligations under the lease if the representative or the person named in Paragraph 34(F) provides to the Landlord written notice of the termination of the lease as required by Section 92.0162, Property Code and the deceased tenant's property is removed from the leased premises in accordance with Section 92.014 of the Property Code and the representative or the person named in Paragraph 34(F) signs an inventory of the removed property if required by the landlord. Termination of a lease is effective on the later of:

(1) the 30th day after the date on which the notice under Section 92.0162, Property Code was provided; or
(2) the date on which all of the conditions in under Section 92.0162, Property Code have been met.

H. The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain areas (see www.txdps.state.tx.us under on-line services). For information concerning past criminal activity in certain areas, contact the local police department.

Residential Lease concerning:

I. Landlord's insurance does not cover Tenant from loss of personal property. Landlord highly recommends that Tenant obtain liability insurance and insurance for casualties such as fire, flood, water damage, and theft.

J. Landlord's broker, **ForeFront Property Management** ,
will will not act as the property manager for landlord. If Property is not managed by above-named broker, Property will be managed by Landlord or property manager for Landlord:
Name of property manager: **ForeFront Property Management** Phone: **(210)418-1880**
Address: [redacted] E-mail: **service@forefrontpm.com**

K. This lease should not be used in conjunction with executory contracts of any type, such as contracts for deed, leases with options to purchase, or lease options, without the advice of an attorney.

L. This lease is negotiable between the parties. This lease is binding upon final acceptance. READ IT CAREFULLY. If you do not understand the effect of this lease, consult your attorney BEFORE signing.

Landlord	Date	Tenant	Date
Landlord	Date	Tenant	Date
Or signed for Landlord under written property management agreement or power of attorney:		Tenant	Date
By:			
	Date	Tenant	Date

Broker's Associate's Printed Name

Brian Phelt **671433**
Broker's Printed Name License No.

ForeFront Property Management
Firm Name

For Landlord's Use:

On [redacted] * (*date*), Landlord provided a copy of the lease, signed by all parties, to (Tenant) by mail e-mail fax in person.

Note: Landlord must provide at least one copy of the lease to at least one Tenant **no later than three business days after the date the lease is signed by each party to the lease. Additionally, if more than one tenant is a party to the lease, no later than three business days after the date the Landlord receives a written request for a copy of a lease from a tenant who has not already received one as required above, the Landlord must provide a copy to the requesting tenant. Landlord may provide the copy of the lease in: (1) a paper format; (2) an electronic format if requested by the tenant; or (3) by e-mail if the parties have communicated by e-mail regarding the lease. See § 92.024, Property Code, for more details.*

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FOREFRONT PROPERTY MANAGEMENT

Addendum A - Special Provisions

Property Assessments	Residents will be in charge of performing quarterly self-assessed property reports. Management company may perform additional reports as needed.
Smoking on Property	Smoking of any kind is not permitted on or in the residence at any point within the lease term.
Pets	Unauthorized pets of any kind are not permitted. All pets that are present in the home must be listed on the Pet Agreement Addendum. All pets, ESA's & Service Animals must have an up to date petscreening.com pet profiles that reflect accurate and current vaccinations/shot records.
Carpets	Carpets must be professionally cleaned at time of move-out using Forefront Property Management company preferred vendors: 1) ***C & A Carpet and Floor Solutions*** 2) ***Truckmount Steamclean***
Resident Benefits Package(required)	Included Online Resident Portal for Maintenance, Payment Options, and Electronic Statements. Maintenance Hotline with Live Phone Support for after-hours assistance. Free Credit Reporting thru TransUnion. Pest control. Resident Reward Program powered by "Pinata". Credit monitoring.

Resident Signature_____ Date_____

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FOREFRONT PROPERTY MANAGEMENT

Resident Acknowledgments

- I (We) acknowledge that the resident Lease Video from the Texas Realtors may be viewed online at www.forefrontpm.com

- I (We) acknowledge that I(we) will be receiving a link for an electronic walk thru report and understand that it must be completed and returned to ForeFront Property Management within 5 days of the lease commencement date.

- I (We) acknowledge that unauthorized occupants are not allowed and that there will be an initial $500 per person charge, plus additional $10.00 per day charge, for each violation of the occupancy restrictions, per the lease agreement.

- I (We) acknowledge ForeFront Property Management has a Zero Tolerance Policy for late rent payments and will not waive or negotiate late fees.

  Rent is due in our office on or before the first day of the month.
  No exceptions – even if the first day of the month falls on a Sunday or holiday.

  Do we ever make an exception to this policy? Fair Housing Laws require that we treat every Resident equally, and the only way to do that is to enforce the rules the same way for everyone; we enforce late charges across the board.

- I (We) acknowledge that the lease agreement gives ForeFront Property Management authorization to have periodic visits of the property performed for the property owner.

- I (We) acknowledge that the lease agreement gives ForeFront Property Management authorization to place the property on the market for rent and show the property for the last 30 days of the lease agreement.

- I (We) acknowledge that I (We) am (are) responsible for replacing all A/C and heating system filters at the property on a monthly basis. If at any time I (We) cannot properly or timely install a filter I (We) shall immediately notify ForeFront Property Management in writing. Failure to properly and timely replace the filters is a material breach of this agreement and ForeFront Property Management shall be entitled to exercise all rights and remedies it has and I (We) shall be liable to ForeFront Property Management for all damages to the property, A/C or heating system.

Resident Signature_____ Date_____

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- I (We) acknowledge that to prevent misunderstandings, all resident communications with ForeFront Property Management must be in writing. For all non-emergency communications, please email us at residents@forefrontpm.com

- I (We) acknowledge that all repair requests must be in writing.
  Maintenance requests can be placed through our online resident portal at (https://www.forefrontpropertymanagement.com/maintenance).
  Note: Emergency repair requests may be called in to 888-403-0151.

- I (We) acknowledge that Mailbox keys are issued by your local Post Office branch. Please contact your local nearby post office to receive copies of your new mailbox keys.(if applicable)

- I (We) acknowledge that installation of any Satellite Dish or similar signal reception device(s), as well as any mounting hardware, must be approved in writing from ForeFront Property Management and may **NOT** be attached to the dwelling, exterior walls, roof, fascia, windows, windowsills, fencing, etc.
  A $100 refundable security deposit is paid prior to the installation.

- I (We) acknowledge receipt of a copy of ForeFront Property Management's Home Buyer Program and that ForeFront residents can earn a financial credit towards the purchase of a home.

- I (We) acknowledge that if I (We) am (are) allowed to go on a month-to-month lease, the month-to-month rate is 20% more than our current lease rate. This offers the Residents the flexibility of going on a month-to-month lease and compensates the owner knowing the Resident, after providing a 30-day written notice, may be leaving at any time.

- Lease Renewals will not be processed or accepted if there is an outstanding balance remaining on your resident portal at time of renewal request.

Resident Signature_____ Date_____

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Resident Fee Outline

These charges have been put in place to offset the cost and time involved needed to address each issue listed below on behalf of the Resident.

"Notice to Vacate" Eviction Posting Fee - $175
This fee is charged when rent is late, and we have to physically deliver or post Notice to Vacate at the property. Residents who breach the lease are subject to be put in default and/or lease termination. Owner reserves the right to seek all reasonable and necessary pre-litigation and litigation costs to evict Resident including attorney's fees.

Certified Letter Fee - $25
This fee will be levied for any occasion the Resident is sent a certified letter for negative reasons. Examples are a pending eviction, an unauthorized pet, failure to respond to email and telephone correspondence from ForeFront Property Management; or any other lease violation.

Failure to make the property accessible for showings for any reason Fee - $65 per occurrence.
If Landlord or Landlord's agents are denied or are not able to access the property for any reason: Pets, Deadbolt left lock, Security System Armed, Etc

HOA & Lease Violation Administration Fee - $25
This fee will be charged anytime the homeowner or ForeFront Property Management receives a letter for rule enforcement from the Homeowner's Association (HOA), and/or Resident has violated a condition of the lease agreement. This fee is in addition to any fine charged by the Homeowner's Association. The most common examples are the lawn needing to be mowed and edged (Resident responsibility), the garbage cans left in sight from the street on non-garbage pickup days, unauthorized boats or trailers parked in the driveway or on the street, A/C filters not being changed monthly, unauthorized pet on the property, unauthorized trampolines, etc. If ForeFront Property Management must re-inspect property for a Resident's lease violation, Resident will also be charged a $65 inspection fee per occurrence.

Rental Verification Fee - $25
The landlord is not obligated to respond to any requests for Resident's rental and payment history from a mortgage company or another prospective landlord until Resident has given notice of termination of this Lease and Resident is not in breach of this lease.

Lease Processing Fee for Lease Modifications - $50
This fee will be charged if a Resident wants an administrative action that will cause their lease agreement to be modified. If a resident would like to remove an occupant from a lease agreement, add an occupant to a lease agreement, add a pet to a lease agreement or anything that will cause the lease to be modified, a processing fee of $50 will be charged to the Resident. We cannot remove the financially responsible parties from the lease agreement until the end of the lease, only non-financial responsible occupants.

Lease Renewal Fee - $50
This fee would be charged once a Resident signs a lease renewal with ForeFront Property Management. This covers the administrative costs of preparing and executing a lease renewal and offers the convenience of electronic signatures.

Move-Out Property Survey Report - $100.00
This charge is assessed when the property is not left in a move-in ready condition, in addition to the Make-Ready Coordination Fee. This pays for the move-out report showing the condition the property was left in.

Resident Signature_____ Date_____

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Make-Ready Coordination Fee for Cleaning or Repairs - $100.00

This fee will be charged if ForeFront Property Management has to make additional arrangements to provide maid service, lawn service, carpet cleaning, or repairs to any damages done to the home that calls for repair because of Resident negligence. Receipts are kept for costs involved, and can be provided to the Resident. This fee is $100 and is meant to cover the administrative cost in organizing this work on the Resident's behalf.

Failure to return keys - $75.00

Failure to turn in keys means that the Residents have not returned possession of the property back to ForeFront Property Management, and Residents can be charged additional rent. The lease states the Residents must return all keys, remote controls, and pool/property access passes. Failure to do so causes additional staff time locating and coordinating the re-issuance of said devices. The amount charged for lost remotes and pool/gate access devices will be their combined retail value.

Holdover Fee – Three Times Monthly Rent

This fee will be charged if the Resident has remained in the home after the proper 30-day Notice to Vacate was delivered in accordance with the lease agreement.
Per the lease, a charge of three times the monthly rent will be applied. (See "Texas Residential Lease" Para. 22)

Stop Payment Fee - $50

This fee is charged if a Resident does not receive a check from ForeFront Property Management for any reason that is the fault of the Resident. An example would be if we were provided the wrong forwarding address and our check to you is lost in the mail. This necessitates a stop payment on that check and issuance of another check. We are charged a fee for stop payment by our bank, and that cost would be passed along to the outgoing Resident.

Re-Issue Check Fee - $25

This fee is charged to the Resident when through the fault of the Resident a check is lost and ForeFront Property Management must re-issue a check to them. It usually coincides with the stop payment fee.

Court Appearance Fee - $100.00

In the event that a trial is scheduled due to the Resident's failure to resolve any issues surrounding the Notice to Vacate, this charge is applied to offset the cost of an employee to appear in court. This charge is in addition to any cost associated with the eviction including but not limited to attorney fees and costs charged by the court.

Collection Administration Fee - 5% of the balance owed.

This fee will be charged to a Resident in the event we have to initiate a collection to recoup any funds owed to ForeFront Property Management or the property owner. This will include rent, late fees, NSF fees, or any other past due items. All charges listed above are assessed on a case-by-case basis. This list does not encompass all possible charges that can occur in the handling of Resident issues during and after the term of the lease agreement. This fee does not cover any fee that the Collection company may charge.

Lawn Care Violation Fee/Auto-Enrollement - If you receive two lease violations related to lawn care conditions within a 12-month period you will be automatically enrolled into lawn care services through a ForeFront Property Management preferred vendor and billed monthly for those services.

Non-Sufficient Funds(NSF) - $50.00

This fee will be assessed for any returned payments from a bank institution on rental payments that are submitted via your resident portal.

Resident Signature_____ Date_____

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FOREFRONT PROPERTY MANAGEMENT

Resident Benefits Package Lease Addendum

The Forefront Property Management Resident Benefits Package (RBP) delivers savings and convenient, professional services that make taking care of your home second nature at a cost of **$60/month**, payable with Rent.

Resident and Landlord mutually agree that the Resident Benefits Package is defined as follows and variations of inclusions may exist due to property specifications. The total monthly cost of the Resident Benefits Package is all-inclusive, and no discounts will be given in any element(s) of the package is unavailable due to a lack of HVAC or other property-specific limitation.

Utility Concierge Service: resident acknowledges that Landlord will make available a concierge service to resident to aid in utility, cable, internet, and other relevant service(s) activation. Resident maintains the right to facilitate his/her own service activations. Resident agrees to abide by all HOA and other lease restrictions and guidelines applicable to utilities.

Resident Rewards: resident acknowledges that a resident rewards program is made available to them by
Landlord. Rewards are to be accessed online and are activated at resident's sole discretion through use of a mobile application provided by the rewards provider. Rewards will provide resident with available rewards as a preferred customer of Landlord.

Credit Building: Landlord provides credit reporting to cast positive payment history through a third-party service. Landlord is not responsible for any misrepresentation, erroneous reporting, and/or lack of reporting by the third-party service. resident understands that any disputes will be handled directly between resident and the third-party service.

$1M Identity Protection: By executing this agreement, you are agreeing to Aura's IdentityGuard Terms of Service and Privacy Policy with respect to the identity theft protection service provided as part of the RBP, which can be found at www.identityguard.com/www.aura.com.

Home Buying Assistance: Landlord is a Licensed Real Estate Agent and/or Broker and offers buyer representation services and referrals to residents enrolled in the Resident Benefits Package for the purchase of real property. Compensation and detail of such services shall be agreed upon in a separate Agreement outside of this Lease.

PayPadz: FFPM has partnered with PayPadz to give residents access to rent protection in the event of an emergency. Visit www.paypadz.com for more information about this service.

Resident Signature_____ Date_____

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24-Hour Maintenance Coordination Service: Landlord shall allow access to resident to report maintenance concerns outside of normal business hours via the online resident portal, or other such means as made available by Landlord.

Online Portal Access: Landlord agrees to provide resident online portal access for the purposes of reviewing pertinent documents, payment of Rent and other fee(s), and reporting maintenance concerns. Landlord reserves the right to restrict payment access to resident, at Landlord's sole discretion, should a pattern of delinquency arise and/or persist.

Multiple Payment Methods: All rental payments can be paid in a variety of ways using your Resident portal. Available options include ACH, debit and credit cards, along with participating retailers (as applicable). Restrictions of payment methods by the Landlord are permissible should a pattern of delinquency arise and/or persist. Any applicable fees are at the resident's expense.

Vetted Vendors: Landlord will ensure all third-party vendors are appropriately licensed, bonded, and Insured.

Periodic Preventative Maintenance: Landlord and/or approved third-party vendor(s) will perform preventative maintenance visits. Resident shall make Property available to Landlord and such vendors with reasonable notice.

Pest Control Benefits Program: Landlord will provide a Pest Control Benefits Program (PCBP) which includes, infestation coverage through pest control provider approved by the Landlord. Should a resident need to utilize the services of the PCBP all costs included with inspection and treatment are covered by the pest control provider approved by the landlord. Residents will contact the approved pest control provider directly. Pest infestation coverage includes ants, fire ants, hornets' nests, wasps' nests, mud daubers nests, yellow jackets nests, ticks, chiggers, mites, bedbugs, fleas, American cockroaches, German cockroaches, oriental cockroaches, spiders, mice (interior only), rats (interior only), carpet beetles, silverfish, boxelder bugs, crickets, grasshoppers, caterpillars, centipedes, earwigs, millipedes, pill bugs, scorpions (interior only), weevils. Pests not listed in the prior will be deemed "non-covered pests" and will be handled on a per case basis with approval from the landlord. Landlord reserves the right to dictate which party will be held responsible for services costs associated with non-covered pest treatments.

Your benefits package may include:

- If you're interested in changing your internet or cable providers, but don't want to make time for the dreaded hold times to discuss your options with variable companies, our friends at Citizen Home Solutions will turn this hassle into a simple 10-15 minute conversation designed to create your accounts, schedule installation, and find you the best bargains available! Contact CHS by calling (972) 332-1440 or schedule a convenient time by clicking here.

Resident Signature_____ Date_____

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- We celebrate every chance we get! Now, you'll be rewarded for paying your rent on-time with our Resident Rewards program. In the days following your renewal, you will receive a welcome email from Piñata - simply download the app to your smart device using the link included. Throughout the first 12 months, you have the potential to earn gift cards totaling $128 along with substantial savings when shopping in the Piñata online marketplace. To kick things off, you'll be awarded a $25 gift card for just downloading the app followed by another $30 for paying your first rental payment, on-time. Then, each month thereafter, you'll receive monthly rewards when you pay your rent on-time. And, we are just getting started - rewards are likely to expand over time!

- Credit building to help boost your credit score each time you pay rent on-time - up to 24 months retroactively.

- $1M Identity Protection for all adult leaseholders complete with a US-based Identity Restoration Specialist

- 24/7 online maintenance reporting aimed at making reporting those pesky maintenance issues easy and timely.

- Home buying assistance for when the time is right to buy your "forever" home.

- Easy access to your account, documents, and communication resources through our convenient online portal.

- We know you're busy, so choose from a variety of online rental payment options.

- Vetted vendor network: we find the technicians, and you can feel comfortable knowing they are reputable, licensed, and insured.

NOTE: The total monthly cost of the Resident Benefits Package is all-inclusive, and no discounts will be given if any element of the package is unavailable due to a lack of HVAC or another limitation at a specific property.

Resident Signature_____ Date_____

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Required Resident Liability Insurance

All Residents are required to maintain property damage liability insurance on behalf of the landlord and property manager. Coverage is required in the amount of One Hundred Thousand Dollars ($100,000.00) for damage to both landlord's and third party's property with the provisions covering at least the perils of fire, smoke, explosion, accidental water discharge and sewer backup. ForeFront Property Management shall be named as an Interested Party on Resident's policy. Such policy shall be written as a policy not contributing with and not in excess of coverage that landlord may carry, and must waive all rights of subrogation against landlord and property manager. It is agreed that landlord carries insurance for its protection and that the Resident is not a beneficiary of such insurance. Resident shall be responsible to Landlord for all costs of repair for damages as stated in the Lease Agreement regardless of existing landlord Insurance.

There are **two** ways to satisfy this requirement: **(1)** Enrolling in outside insurance coverage of your choosing, **(2)** Opting into the Forefront Property Management -Silver Benefits Package which includes:
Included Online Resident Portal for Maintenance, Payment Options, and Electronic Statements.
Maintenance Hotline with Live Phone Support for after-hours assistance.
HVAC Preventive Maintenance Program.
Free Credit Reporting for All Rental Payments made during this Lease to Experian.
$100,000 resident Liability Insurance Coverage Provided Under the ForeFront Master Policy.
$10,000 Renter's Content Coverage Provided Under the ForeFront Master Policy.

Residents may OPT OUT of being enrolled in Forefront Property Management Silver Benefits Package this required insurance through landlord's approved vendor by providing written proof to the following three items PRIOR to the signing of this lease agreement:
1. Evidence of Required Insurance levels to show the Policy is in effect, when it will start, when it will end, and who is named on the policy.
2. ForeFront Property Management must be named as an "Additionally Interested" party to the insurance binder provided by the Resident.
3. The Resident Liability coverage has to be equal to or greater than: *$100,000 in Resident Liability Coverage to the Property.

Failure to Maintain Insurance: If the Resident's coverage for their self-directed Resident liability insurance is lapsed by either non-payment or non-renewal, ForeFront Property Management will place that Resident under this program by default for an additional cost of $15.00 per month plus a $75.00 set up fee.

Check Here:	I elect to enroll in the provided coverage offered by ForeFront Property Management
Check Here:	I will provide my own insurance that meets the requirements listed above

Resident Signature_____ Date_____

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FOREFRONT PROPERTY MANAGEMENT

Optional Monthly Features For You

Below are several optional features that can be added to your monthly plan:
Please check below next to which optional a-la-carte features
you'd like to have added to help you in your leasing needs!

+$25/Monthly Fee: Home Cleaning(Optional)

Check Here:

- Home cleaning services will be provided at the end of lease term to have home professionally cleaned when home is vacant.

+$30/Monthly Fee: Carpet Cleaning(Optional)

Check Here:

- Carpet cleaning services will be provided at the end of lease term to have carpets professionally cleaned when home is vacant.
- If the current lease is renewed and under this optional program, carpets will be cleaned at renewal of new lease agreement.

Resident Signature_____ Date_____

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FOREFRONT PROPERTY MANAGEMENT

Move Out Instructions

We understand that your last few weeks of residence will be exceptionally busy ones; however, we do request that you tend to a number of small but important details.

- We must know the exact date the home will be completely vacant so we may represent the property as being available for new residents on that date.
- If vacating in the winter, set the thermostat to no lower than 60 degrees to prevent freezing of pipes.
- We must be informed of a valid forwarding address.

Please remember that a certain amount of cleaning is expected of you when you move out. It is our goal to not have to file **any** claims against your security deposit insurance policy, and by following the checklist below you will help us achieve that goal. If you need assistance with any of these items, we have a list of professional vendors that we can refer to you for their services.

Kitchen

- All ***exhaust fans and vent covers*** should be in working order and clean of dust and grease. *Filters* can be washed in the dishwasher.
- ***Cabinets, shelves, drawers and countertops*** must be washed inside and out with all shelf liners removed.
- ***Refrigerators*** must be cleaned inside and outside. They must also be pulled out from opening to remove all dust/dirt/debris from the back, sides, flooring and walls surrounding the appliance. Leave refrigerators running; do not disconnect or turn them off.
- ***Stoves, ovens, cooktops and microwaves*** must be cleaned inside and outside including areas around and underneath them too. **Do not use steel wool on appliances** - plastic scrub pads work best. Be sure to operate the *self-cleaning* cycle if applicable.
- ***Dishwashers and trash compactors*** must be cleaned inside and outside, especially the inside lip of appliance doors.
- All ***sinks, faucets and garbage disposals*** must be washed out and wiped clean.
- All ***walls and floors*** must be washed and free of stains, dust, dirt and grease.

Bathrooms

- Bathroom ***floors and walls*** must be cleaned with particular attention focused on grout and caulking surfaces and edges.
- All ***tubs, showers, sinks and commodes*** must be cleaned, disinfected and free of soap scum and cleaner residue.
- All ***medicine cabinets, vanities and drawers*** must be cleaned inside and out with all shelf liners removed.
- All ***mirrors*** should be wiped clean.

esident Signature:_____Date_____ (move-in) Property Manager Signature:_____Date_____(move-in)

Resident Initial:_____Date_____ (move-out) Property Manager Initial:_____Date_____(move-out)

All Rooms

- If you've made any alterations to the home, including painting, you must restore the altered areas to its original condition unless otherwise agreed to in writing.
- All non-carpeted floors should be free of stains, dust and debris and should be mopped.
- All windows, screens and window-sills must be washed.
- All window treatments such as: curtain, rods, shades and blinds that were provided, must be cleaned and left in good working condition.
- Sliding glass doors must be wiped and the door tracks cleaned.
- All walls, ceilings and closet interiors must be free of smudges, grease and food stains. A light cleaner such as "Soft Scrub" will remove black marks from walls.
- All woodwork, moldings, doors, baseboards and trim must be free of dust/dirt/debris.
- All electrical outlets and switch plate covers must be free of dirt and smudges.
- All light bulbs must be in working order and light fixtures cleaned inside and out.
- All smoke and carbon monoxide alarms must be in working condition with new batteries.
- Laundry & Utility Rooms must be free of dust/dirt/debris.
- If washing machine and dryer are present, they must be cleaned inside and out. They must also be pulled out from opening to remove all dust/dirt/debris from the back, sides, flooring and walls surrounding the appliances.
- A/C and furnace filters must be changed.
- All fireplaces must be broom-swept and free of ashes/wood/debris.
- Chimneys should be professionally cleaned with invoice of work provided to management.

All carpet surfaces(including steps) will need to be professionally cleaned by a ForeFront Property Management preferred carpet cleaning vendor prior to move out.

- C & A Carpet and Floor Solutions - 210) 251-8595 - carlos@cnacarpet.com
- Truckmount Steam Clean, LLC - 210) 309-1415 - truckmountsteamclean@gmail.com

Grounds

- All trash, yard debris and personal items must be removed from the property. If trash collection is not scheduled for the day you vacate, please make arrangements ahead of time to have bulk items removed prior to that date. A minimal amount of trash may be left at the curb or pickup point.
- All flower beds and shrub beds must be clean and free of weeds, leaves and debris. Be advised: we do not consider leaves and debris as mulch. Install new mulch as needed to restore to original state.
- All shrubs must be neatly trimmed.
- All grass must be cut, edged and free of debris.
- All walkways, patios and porches must be swept and free of weeds.
- All oil stains must be removed from garage flooring and driveways.
- Garage flooring must be swept clean of dirt/debris.
- Any pet(animal) feces must be removed from property including but not limited to yard areas.
- All holes in lawn must be filled with soil.

esident Signature:_____Date_____ (move-in) Property Manager Signature:_____Date_____(move-in)

Resident Initial:_____Date_____ (move-out) Property Manager Initial:_____Date_____(move-out)

Resident Signature_____ Date_____

FOREFRONT PROPERTY MANAGEMENT

Security Deposit

- The ForeFront Property Management company will itemize for any potential damages to the property at the end of the lease term once the home has been completely vacated. Any assessed damages will be itemized and sent to the company that the security deposit insurance policy was enacted through at the beginning of your lease term. Any disputes on assessed damages will go through that company specifically, not with team members directly employed by ForeFront Property Management company. Please note that itemization of the home's condition can only commence upon two events: (1) You surrender the property by turning in keys and (2) You provide a valid forwarding address. Please do not call or email to ask about any deductions there may be. Any disputes on potential charges of damages will be through the security deposit insurance policy company specifically.

Note:

- All cleaning/yard work/etc. must be finished on or before the lease expiration date(your move-out date). Should you not fulfill all of these obligations, they will be completed for you by ForeFront Property Management company at your expenses. ForeFront Property Management will assess a $100.00 coordination fee to schedule repairs/unfinished work.
- In addition, a move-out property assessment will be done at the property upon your surrendering. If the property is found to ***not*** be rent-ready and needs any make-ready work to be scheduled, the cost of the property assessment report will be charged to your deposit. The estimated charge of the property assessment report is $100.00. This property assessment report is ***not*** scheduled with you upon surrendering. The property assessment report performed by the property manager or designated representative.

Estimated Costs

Prior to your move-in, your rental property will be cleaned and any carpets will be professionally cleaned. Upon your move-out, the property is expected to be in the same clean condition.

Final items to be charged against the security deposit insurance policy will be based on the actual cleaning and/or repair costs incurred by the ForeFront Property Management company from the respective contractors assigned to complete repairs/unfinished work. **ForeFront Property Management will add a $100.00 coordination fee to schedule repairs/unfinished work.**

esident Signature:_____Date_____ (move-in) Property Manager Signature:_____Date_____(move-in)

Resident Initial:_____Date_____ (move-out) Property Manager Initial:_____Date_____(move-out)

Resident Signature_____ Date_____

RS
Rentvine Envelope ID : 60_[illegible]

TEXAS REALTORS

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 9703 Rosemont Way, Helotes, TX 78023

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.

Landlord	Date	Tenant	Date
Landlord	Date	Tenant	Date
		Tenant	Date
		Tenant	Date

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FOREFRONT
PROPERTY MANAGEMENT

Covered pest under the Benefit packages:

Ants
Fleas
Ticks
Silverfish
Cockroaches
Scorpions
Wasps/Yellow Jackets
Spiders

Note: Not all treatments are free to the resident. If a property has been treated repeatedly in a calendar year or a non-covered pest is requested, your service request may not be approved. Any "unapproved" treatments will be provided at a discounted rate to you, the resident.

****Infestations are not covered****

Submit your request inside your resident portal

We dispatch a pest professional.

Professional service is provided at your residence!

Price ceiling: $150.00/visit
Anything over this amount will be paid by the owner/ resident.
Follow up visits are not included in the Pest Control package.

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BED BUG ADDENDUM

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ADDENDUM TO RESIDENTIAL LEASE CONCERNING THE PROPERTY AT 9703 Rosemont Way, Helotes, TX 78023

A. REPRESENTATIONS:

(1) Landlord is not aware of any evidence indicating the presence of bed bugs currently in the Property.
(2) Tenant has inspected the Property and found no evidence indicating the presence of bed bugs in the Property.
(3) Tenant represents: (*Check only one box*.)
[X] (a) Tenant is not aware of any evidence indicating the presence of bed bugs in Tenant's or any occupant's: (i) current or previous residence(s); or (ii) personal property.
[ ] (b) Tenant is aware of the following evidence indicating the presence of bed bugs in Tenant's or any occupant's: (i) current or previous residence(s); or (ii) personal property: _____
_____.
Tenant further represents that Tenant's and any occupant's personal property has been treated by a licensed pest control operator and that such personal property is free from bed bugs.

B. NOTICE: Tenant must immediately notify Landlord, in writing, if:
(1) Tenant becomes aware or discovers evidence of the presence of bed bugs in the Property, including in any personal property within the Property; or
(2) Tenant, an occupant, Tenant's family members, or a guest or invitee of Tenant experiences any bites or other irritations on the body believed to be caused by (i) bed bugs; or (ii) any other condition or pest in the Property.

C. TREATMENT:
(1) If the presence of bed bugs in the Property is confirmed, Tenant must:
(a) allow Landlord and Landlord's agents access to the Property at reasonable times without first attempting to contact Tenant and without notice to perform bed bug inspections or treatments;
(b) comply with all instructions from Landlord or Landlord's agents to clean and treat the Property;
(c) remove or destroy personal property that cannot be treated or cleaned, and properly dispose of such property; and
(d) pay all reasonable costs in connection with the inspection, cleaning, and treatment of the Property as a result of the presence of bed bugs in the Property, if caused by Tenant, an occupant, Tenant's family members, or a guest or invitee of the Tenant.
(2) All decisions regarding the selection of the licensed pest control operator and method of treatment will be at Landlord's sole discretion.

D. LIABILITY: Unless caused by Landlord, Landlord is not responsible to Tenant, an occupant, Tenant's family members, or a guest or invitee of the Tenant for any damages, injuries, or losses to person or property caused by the presence of bed bugs in the Property. Tenant will protect, defend, indemnify, and hold Landlord and Landlord's agents harmless from any damages, costs, attorney's fees, and expenses that are caused by Tenant, an occupant, Tenant's family members, or a guest or invitee of the Tenant in connection with the presence of bed bugs in the Property.

E. DEFAULT: If Tenant fails to comply with this addendum, in addition to exercising Landlord's remedies under Paragraph 27 of the above-referenced lease, Tenant must immediately reimburse Landlord the amounts under this addendum for which Tenant is responsible.

Phone: 2107295771 Fax:

Brian Phelt
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9703 Rosemont Way, Helotes, TX 78023

Bed Bug Addendum concerning: _____

F. RESOURCES FOR MORE INFORMATION: For more information about bed bugs, Tenant may visit one of the websites listed below.

Texas Department of Health and Human Services: https://www.dshs.texas.gov/phs/bedbugs.aspx
United States Environmental Protection Agency: https://www.epa.gov/bedbugs
Texas A&M Agrilife Extension: https://citybugs.tamu.edu/factsheets/biting-stinging/bed-bugs/

Landlord	Date	Tenant	Date
Landlord	Date	Tenant	Date
Or signed for Landlord under written property management agreement or power of attorney:		Tenant	Date
By: _____			
Printed Name: _____		Tenant	Date
Firm Name: **ForeFront Property Management**			

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PROTECTING YOUR HOME FROM MOLD

JUNE 2002

Mold growth problems can adversely affect many homeowners in Texas. Homeowners who act quickly and appropriately can prevent or correct conditions that may cause mold growth. The Texas Department of Health (TDH) and Texas Department of Insurance (TDI) prepared this publication to help you understand the concerns related to mold growth and to provide some effective steps you can take to help prevent mold growth. The following information will help protect your investment in your home and may prevent the possibility of health risks due to mold exposure.

If you are a renter, you should contact your landlord or property manager immediately when you have a maintenance need related to water damage.

WHAT ARE MOLDS?

Molds are microscopic organisms commonly found both indoors and outdoors. Molds, along with mushrooms and yeast, are known scientifically as fungi. Their purpose in nature is to break down dead material and recycle nutrients in the environment. For molds to grow and reproduce, they need a food source -any organic material, such as leaves, wood, paper, or dirt -and moisture. Since molds grow by "eating" the organic material, they gradually destroy whatever they are feeding on. Mold growth on surfaces can often be seen as a colored spot, frequently green, gray, brown, black or white. It commonly appears as a powdery, fuzzy, or hair-like material. Actively growing molds typically produce odors, sometimes described as earthy or moldy, or like mildew, old dirty socks, or ammonia. Molds release thousands of microscopic spores, which are lightweight, easily airborne and carried by air currents to surrounding areas. The spores must have both food and moisture to actually start growing, similar to plant seeds.

WHAT DO I DO IF A LEAK OCCURS?

Whether or not the water damage may be covered by your insurance policy, it is important to act quickly to prevent further damage to your home.

- Immediately stop the source of leak or flooding.
- Remove excess water with mops or a wet vacuum. If the damage is significant, consider contacting a water extraction company for immediate action.
- Whenever possible, move wet items to a secure, dry and well-ventilated area or outside to expedite drying.
- Protect repairable and undamaged items from further damage.
- Move rugs and pull up areas of wet carpet as soon as possible.
- Increase circulation in and around wet areas by opening closet and cabinet doors, moving furniture away from walls and running fans.
- If necessary, remove wallboard and flooring materials to dry out those areas.
- Don't throw away removed or damaged materials until instructed by your insurance company.
- Dry any damp or wet building materials and furnishings within 24- 48 hours.
- Keep all receipts, photos and other relevant documents.
- Contact your insurance company, if applicable.

NOTE: The sooner the affected areas dry out and the source of the leak is repaired, the better your chances of minimizing damage to your property. If the water cannot be removed and the area dried promptly and efficiently, consider contacting a water extraction company for immediate action.

RESOURCES

For additional information, consult the mold and/or indoor air quality resources at the following:

Texas Department of Health
www.tdh.state.tx.us/beh/iaq/
1-800-572-5548

U.S. Environmental Protection Agency
www.epa.gov/iaq/
1-800-438-4318

Texas Department of Insurance
www.tdi.state.tx.us/commish/mold.html
1-800-252-3439

WHY ARE MOLDS A CONCERN?

Damage to the Home

It is common to find mold spores in the air inside homes, and on most surfaces including clothes, walls, and furniture. Most of the time mold spores found indoors come from outdoor sources. Routine cleaning of your home and furnishings helps keep these levels low. Cleaning small areas of visible mold, such as mold that may occur around your shower, is necessary to prevent unsanitary conditions.

The level of concern greatly increases when there are large amounts of active mold growth in your home. Large-scale mold problems are most likely to occur when there has been an on-going water leak, a flood, or very high levels of humidity in the home. Indoor mold growth may cause very high levels of airborne mold spores, which, in turn, may cause the spread of mold growth from the original source to other areas of the home where high moisture levels exist. Extensive mold growth can damage your home and belongings, such as carpets, sofas and cabinets. In time, unchecked mold growth can cause damage to the structural elements in your home. While there is no practical way to eliminate all mold and mold spores in the indoor environment, keeping your home clean and dry can prevent extensive mold growth and its related damage.

Health Effects

The vast majority of people are exposed to small amounts of mold or their spores on a daily basis without evident harm. However, mold growing inside a home is an unsanitary condition that may present potential health risks to occupants. Therefore, it is always best to identify and correct high moisture conditions quickly before mold grows and possible health problems develop.

Potential health effects produced by molds may include allergic, irritating, or toxigenic effects, and rarely, infection. Allergic reactions are generally the most common health effect. Typical symptoms (alone or in combination) reported by people living in moldy homes include:

- respiratory problems, such as wheezing, difficulty breathing, and shortness of breath
- sneezing and/or nasal congestion
- eye irritation (itching, burning, watery, or reddened eyes)
- coughing or throat irritation
- skin rashes or irritation
- headaches
- fatigue

The potential health effects depend on the amounts and types of mold present, the length and frequency of exposure, and the sensitivity and health condition of exposed individuals. While many people seldom experience ill effects from mold exposures, some may develop very serious illnesses. Some persons exposed to mold or mold spores may become sensitized and develop allergies to the mold or other health problems. Even "dead" mold (including spores and pieces of mold) may still cause allergy, irritation, or toxigenic reactions. Thus, killing mold without removing the residue may still be a health concern. Complete removal and thorough cleanup of mold is the safest solution.

Individuals at greater risk who may experience more severe symptoms or become ill more rapidly than others include:

- individuals with existing respiratory conditions, such as allergies, asthma, or chemical sensitivities
- individuals with weakened immune systems due to conditions such as HIV infection or cancer treatment
- infants and young children
- the elderly

Anyone with a health problem they believe may be due to mold exposure should consult a medical professional.

Brian Phelt Phone: 2107295771 Fax:

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Since you cannot remove all food sources for molds, it is important as a homeowner to take sensible precautions to prevent moisture from creating a breeding ground for mold.

MOISTURE CONTROL

- Maintain levels of humidity below 60% (preferably between 30% and 50%) by
  - venting bathrooms, dryers and other moisture-generating sources to the outside
    avoiding blockage of air conditioning vents
  - using air conditioners and de-humidifiers
  - increasing ventilation by installing additional crawlspace and attic vents, opening windows or installing an air-to-air heat exchanger
  - using exhaust fans when cooking, dishwashing and cleaning
  - avoiding the use of unvented heaters or high heat in confined areas
  - setting the air conditioning thermostat to "auto" to prevent circulation of humid air.
- Add insulation to reduce the potential for condensation on cold surfaces (windows, piping, exterior walls, roof or floors).
- Consider using moisture sensors that sound an audible alarm when a leak occurs.

OTHER PRECAUTIONS

- **Water Valve**-Make sure everyone in the household knows where the main valve is located and how to turn the water off.
- **Rain Gutters and Downspouts**-Direct rainwater away from your home. Keep gutters clear and make sure downspouts are long enough to effectively carry water away from your foundation. Gutters that are filled with leaves and other debris allow water to back up on the roof, which can result in water damage to eaves and roofing material.
- **Insulate Pipes and Outside Faucets**-Minimize the potential for water damage from frozen, broken pipes by insulating supply lines (in attic, crawlspaces and exterior walls), protecting exposed outdoor faucets, sealing gaps in exterior walls and maintaining adequate heat in your home.
- **Sump Pump**-The sump pump is the first line of defense in preventing water seepage into basements. Periodically check the sump and remove any debris that could clog the pump. Consider installing a battery-powered backup to protect your basement during power outages.
- **Don't block weep holes**-Weep holes are openings at the foundation level of a brick wall that allow moisture to escape from behind the wall. Do not close or block these openings.
- **Monitor Utility Bills**-An abnormally high water bill could signal a water leak.
- **Before You Travel**-Turn the water off at the main valve or at major appliances. While you are away, consider leaving a house key and contact information with a neighbor or trusted friend and ask the person to check the inside and outside of your home periodically while you are away.

PREVENTION

- Purchase paint with EPA approved mold inhibitors
- Clean bathrooms often with mold killing products and keep surfaces dry
- Do not carpet bathrooms, basements, kitchens or other areas prone to collect moisture
- Repair damages that could lead to water intrusion promptly and properly
- Ensure that the home has adequate ventilation, including exhaust fans in the kitchen and bathrooms

INSPECTION

Inspect your home regularly for the indications and sources of indoor moisture. Establish a maintenance schedule to check the following sources of water leaks on a regular basis. Contact a maintenance or service company with any questions or concerns.

- **Hot Water Heaters**- Over time, these appliances may rust or develop cracks, and the resulting leaks can be very costly. Check your water heater for rust and deterioration every year. Check the drain pan for water and ensure that the drain line for the overflow pan is not clogged. Drain and clean the water heater as recommended by the manufacturer.
- **A/C Drain Lines**-Damage can occur when the line that drains condensation from the evaporator coils becomes clogged and water overflows from the drip pan. To prevent this, periodically check the drip pan for water and consider an annual inspection or service call to reduce the buildup of algae and mold in the drain line.
- **Appliance Hoses**-Broken hoses are among the most common causes of water damage. Regularly inspect hoses and hose fittings on washing machines, icemakers and dishwashers for kinks, cracks, bulges or evidence of deterioration. Replace standard rubber washing machine hoses every two to five years, or more frequently if they are showing signs of water. Consider using steel-reinforced hoses for longer life.
- **Showers, Tubs, Sinks and Toilets**-Water that leaks from around bathtubs, showers, sinks and toilets can cause extensive damage because the leak is often hidden from view. To prevent leaks, make sure you have a continuous watertight seal of caulk around the edges of sinks, toilets, tubs and shower stalls. Cracks or mold on the caulk or on the grout at tiles on walls or shower floors may indicate that you do not have a watertight seal. Remove all caulk or grout, clean and dry the surface thoroughly, and apply fresh caulk. Do not apply new caulk or grout on top of the old materials.
- **Visible Piping**-Routinely check piping under cabinets and sinks for leaks, rust and evidence of deterioration.
- **Waste/Garbage Disposal System**-Routinely check for cracking or other sources of leaks in the waste disposal system.
- **Caulking around Windows, Doors, Penetrations and Cracks**-Windows and doors should have a continuous bead of caulk sealing them to the exterior surface of the home. Penetrations of the exterior walls by pipes, electrical conduit, phone or cable lines, and exhaust ducts should also be caulked. Cracks or mold on the caulk may indicate that you do not have a watertight seal. Remove all caulk, clean and dry the surface thoroughly, and apply fresh caulk. Do not apply new caulk on top of the old caulk.
- **Attic and Ceilings**-Routinely check for wet insulation and water stains.
- **Wallpaper**-Routinely check for bubbling and/or peeling, as well as pink or black stains.
- **Roofs**-Keep roofs free of debris that can damage roofing material and allow water to seep in. Trim tree branches to prevent them from rubbing and damaging the roof. Promptly repair missing or damaged shingles. Properly seal any cracks around chimneys, skylights and vents. Check metal flashing for holes, cracks or other damage. Replace flashing or use silicon caulk to seal any openings.
- **Landscape**-Yards should slope away from the house to prevent puddling near the foundation or under pier and beam houses.
- **Sprinklers and Irrigation System-**Do not allow sprinklers or sprinkler heads to soak the exterior of the home.
- **Check for evidence of water stains or odors, particularly after rains, on areas that could get wet.**

POTENTIAL SIGNS OF MOLD GROWTH

- Unexplained discoloration on any surface
- Musty odor
- Dark spots on or around vents
- Water stains anywhere
- Peeling or curling of vinyl floors or wallpaper

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Move-In Funds Due Form

Property Address: 9703 Rosemont Way, Helotes, TX 78023

Resident Name(s): Jasmine Michelle Berlanga and Adam Martinez

Lease Start Date: 09/25/2025 **Lease Term Length:** 12 Months

Pets: Yes *or* No: ESA Animal

Funds Due Prior to Lease Start Date

Non-Refundable Pet Inspection Fee $99.00 *(if applicable)*: $N/A

Approved Pet Administration Fee $35.00 per pet - (if applicable): $N/A

Prorated Pet Fee - $30.00 Per Pet* *(if applicable)*: $N/A

Prorated Restricted Breed Pet Fee - $30.00 Per Pet* *(if applicable)*: $N/A

Lease Administration Fee: $199.00

Risk Mitigation Fee: $N/A

Security Deposit Insurance Policy or Security Deposit: Insurance ____ or Deposit Amount: $$2,950.00

Minimum Required Resident Benefit Package $50.00 a month

Renters Insurance $20.00 a month

Prorated Monthly Rent for Lease Start Date: $590.00

Total Funds Due Prior to Lease Start Date: $3,809.00

ForeFront Property Management - Property Manager Signature_____

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FOREFRONT PROPERTY MANAGEMENT

Payment Information Form

Property Address: 9703 Rosemont Way, Helotes, TX 78023

Resident Name(s): Jasmine Michelle Berlanga and Adam Martinez

Lease Start Date: 09/25/2025 **Lease Term Length:** 12 Months

Pets: Yes *or* No: ESA Animal

Monthly Payment Amounts

#1 **Rent Amount:** $2,950.00

#2 **Monthly Pet Fee:** $N/A

#3 **Monthly Water/Wastewater Reimbursement:** $N/A

#4 Minimum Required Resident Benefits Package: $50.00

- **Renters Insurance through ForeFront:** $20.00
  (if providing own insurance, send proof to leasing@forefrontpm.com prior to lease start date)
- **Optional Monthly Home Cleaning:** $_____
- **Optional Monthly Carpet Cleaning:** $_____

Total of #4 = Required Resident Benefits Monthly Fee: $70.00

Total Monthly Payment: $3,020.00

Disclaimer: *Please note that if there is a move-in special in place at time of move in, all monthly fees are still due in full each month.*

Move-In Specials Details: N/A

Applied for Month and Year of: N/A

First Full Month's Rent Due: N/A

ForeFront Property Management - Property Manager Signature_____

Rentvine Envelope ID : 60_2099124e-26c1-449e-ad42-53c1ba298fa0

FOREFRONT
PROPERTY MANAGEMENT

Hello,

We are pleased to announce we are now able to allow cash payments for rent!

Please follow the instruction on the pages below to begin using this feature.

Please reach out to our office with any questions.
Thank you.

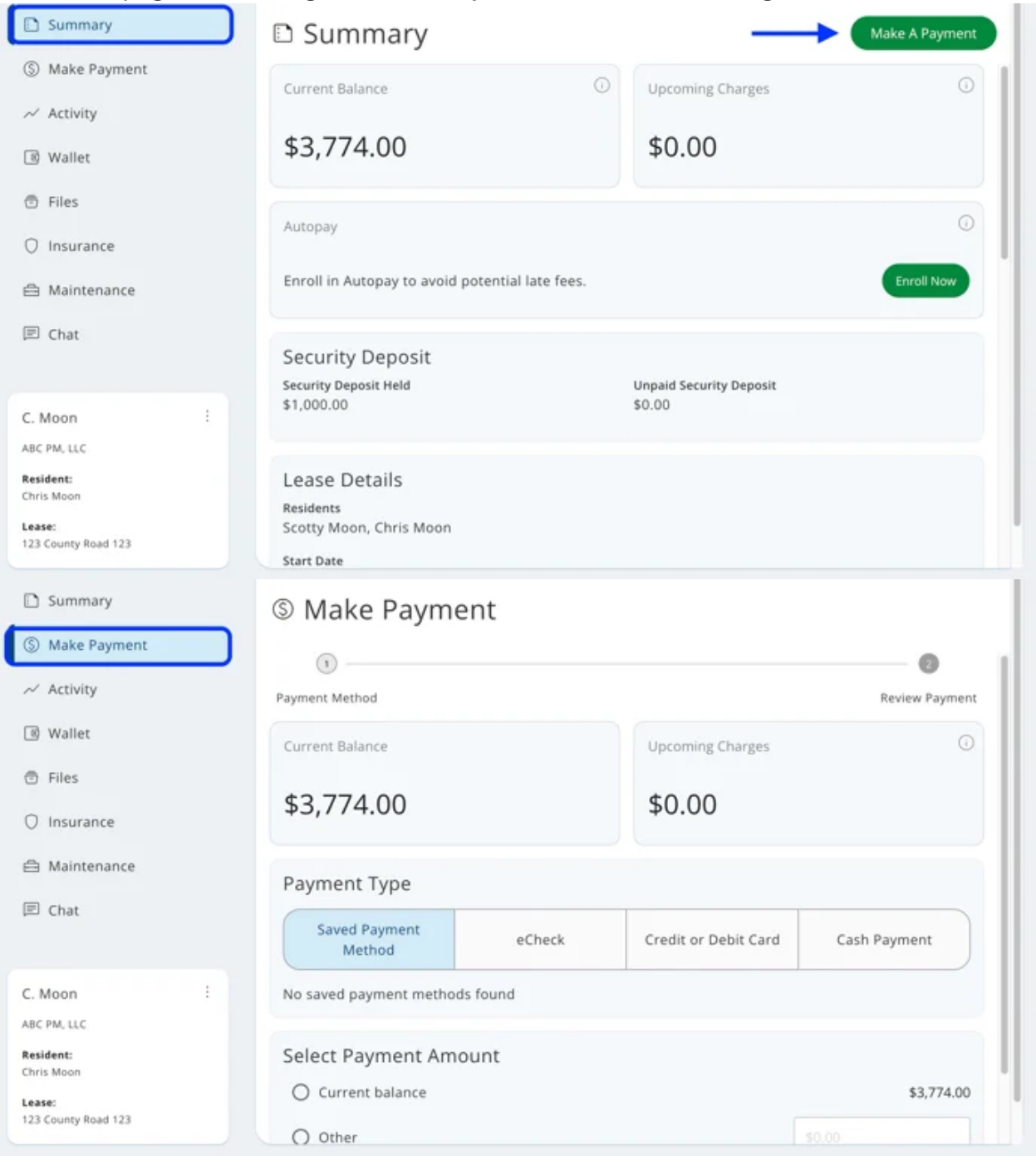
ForeFront Property Management
210-418-1880
resdients@forefrontpm.com

Rentvine Envelope ID : 60_2099124e-26c1-449e-ad42-53c1ba298fa0

How to Make a Cash Pay Payment Through the Resident Portal

Are you looking to make a Cash Pay payment and need to learn the process to make the payment? This article will walk you through making this payment within your Resident Portal.

- To begin, log in to your portal and navigate to the summary tab. From there, you can choose to make a payment by clicking on the "Make a Payment" button at the top of the page or selecting the "Make Payment" tab in the left navigation menu.



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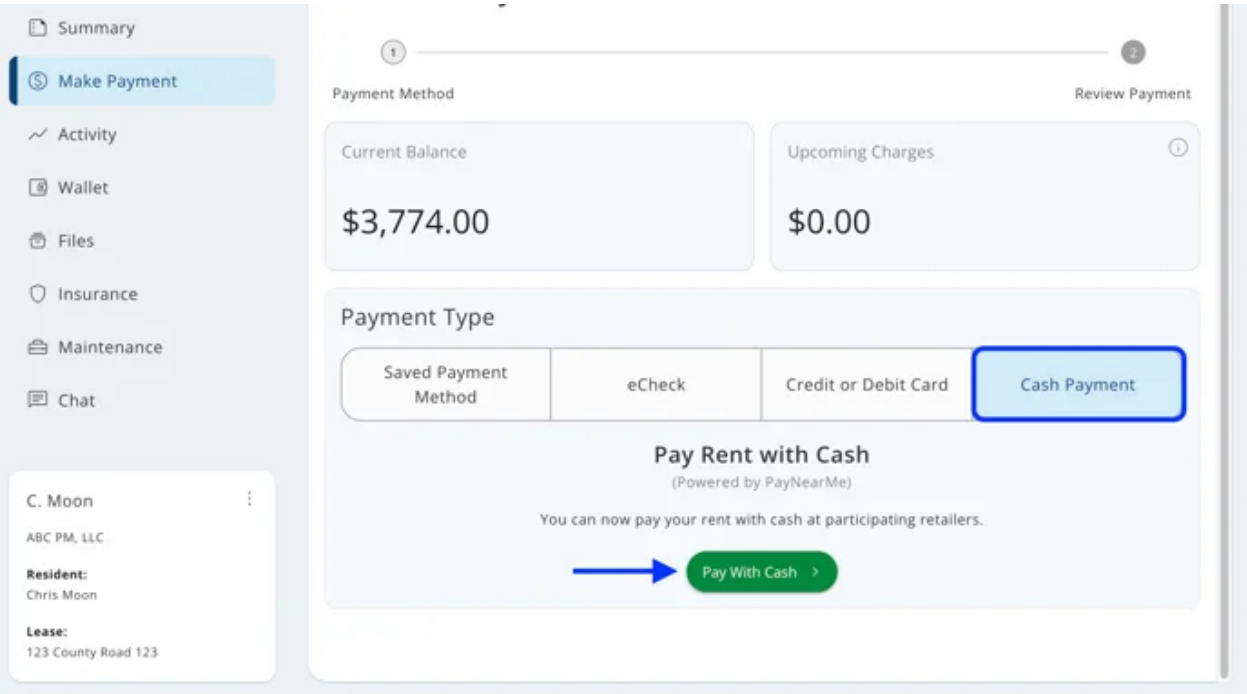
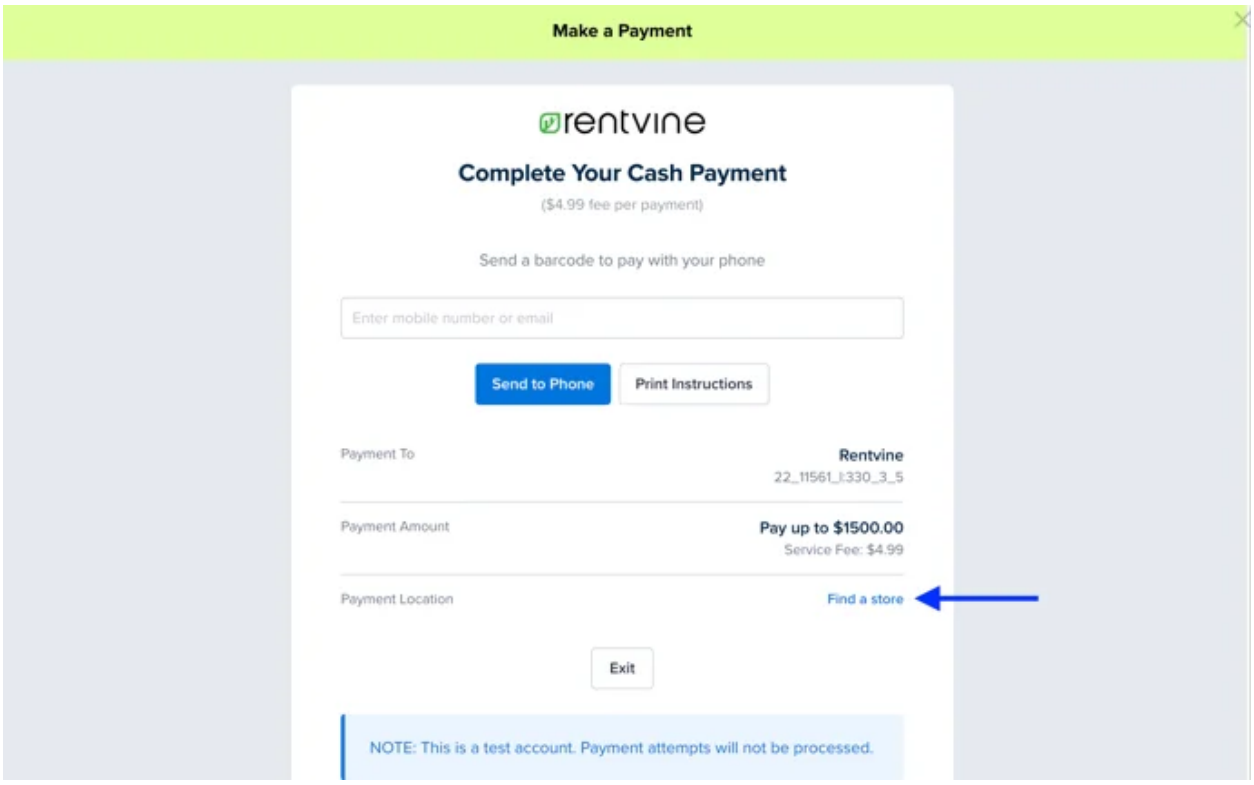
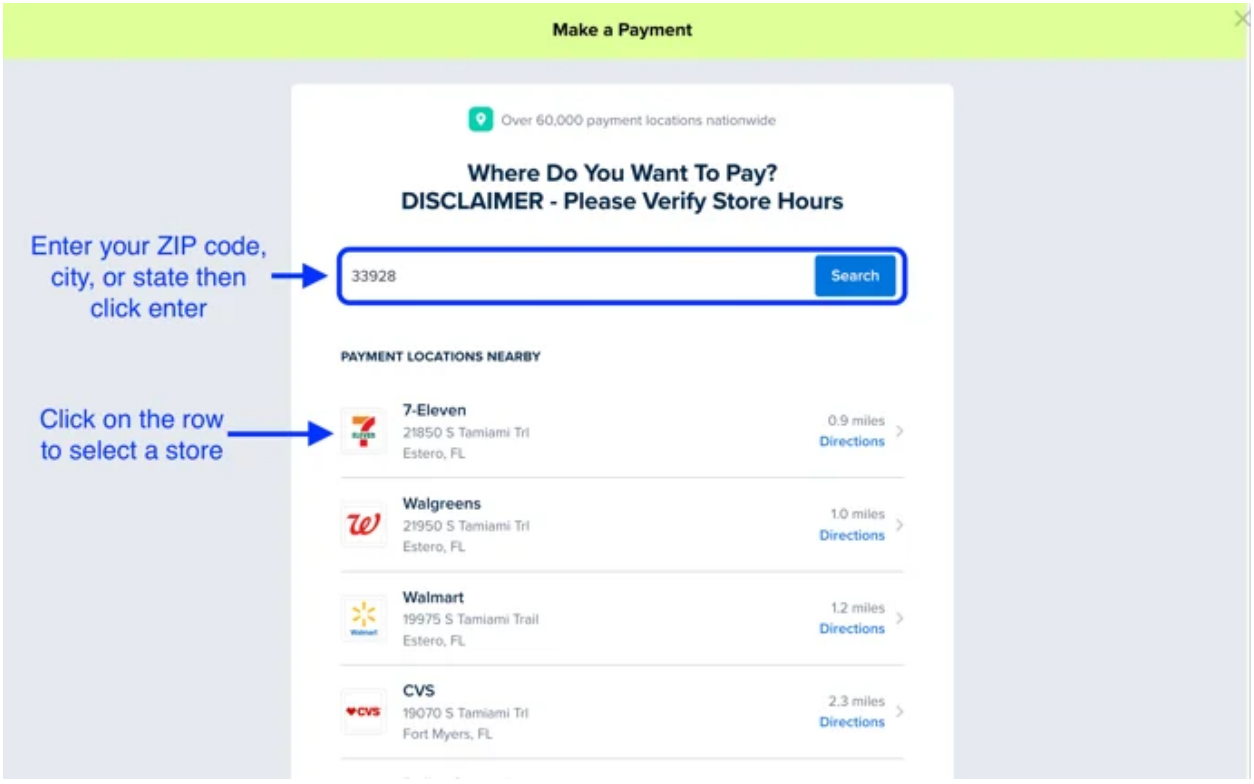
- Once you are on the payment screen, select the "Cash Payment" button located under the "Payment Type" section. After that, proceed by clicking on the green "Pay With Cash" button at the bottom of the screen.



- Upon clicking the "Pay With Cash" button, a separate screen will appear prompting you to input all necessary details. Start by selecting a payment location where you prefer to make the payment. Click on the "Find a Store" hyperlink in the Payment Location row to locate nearby participating stores.



- You can search for participating stores near you by entering your ZIP code, city, or state. Once you're ready to choose a store, click on the row to set it as your selected store.



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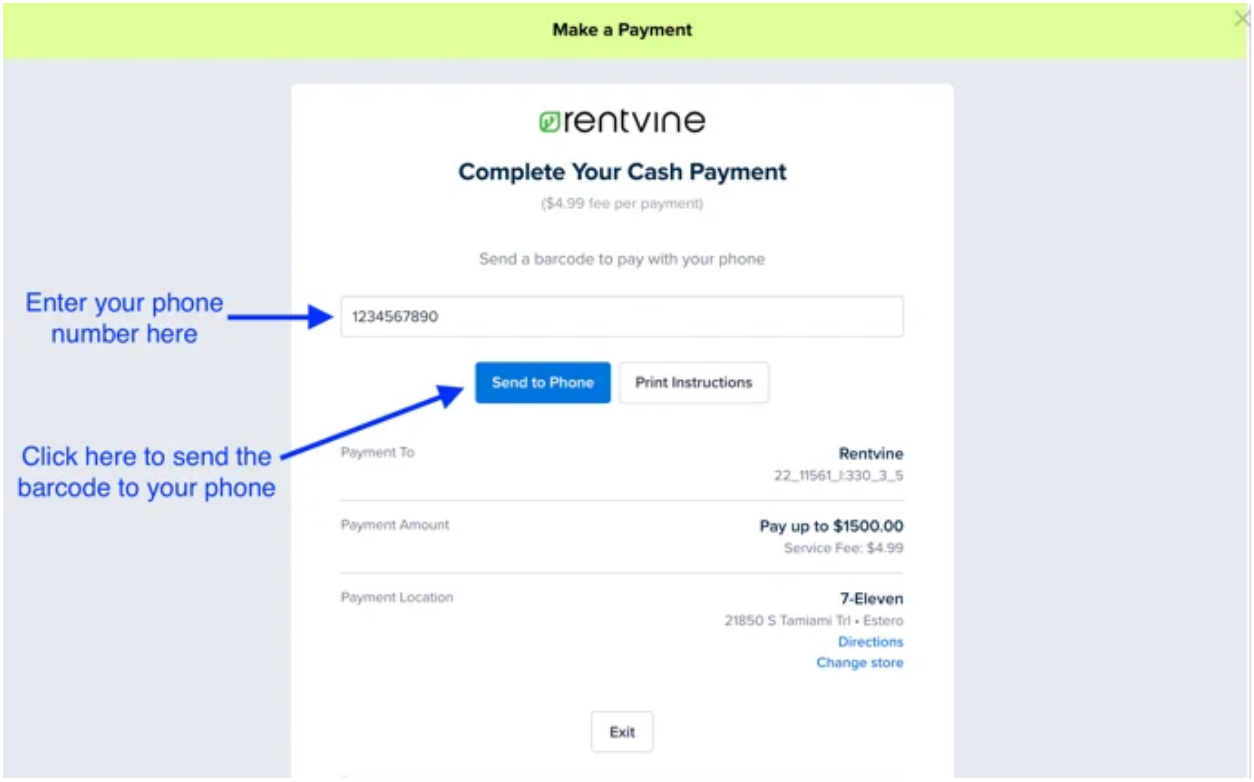
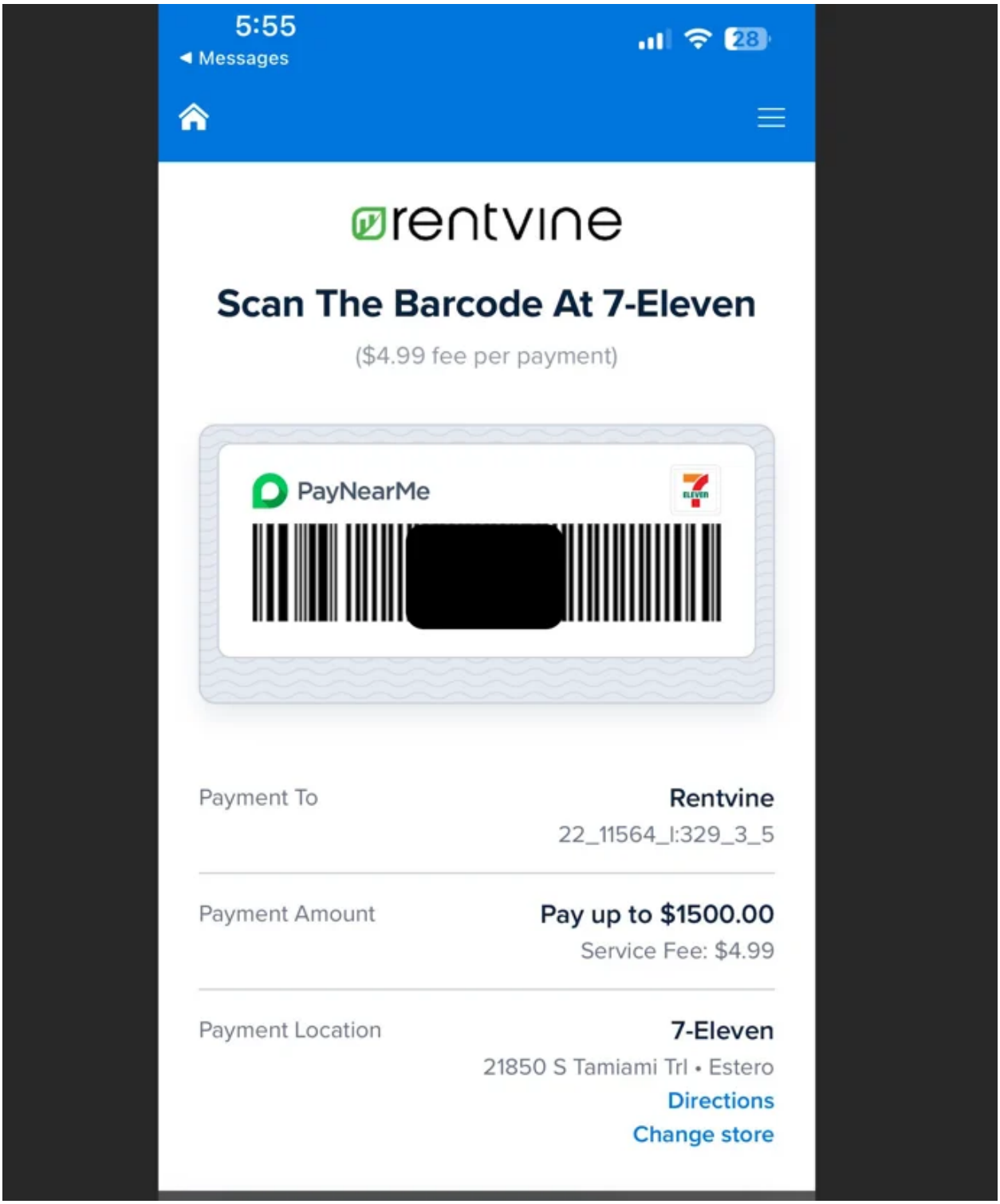
- After selecting the store, the next step is to enter your phone number in the designated field and click "Send to Phone." This action will send a barcode to your mobile device specifically for the store you chose earlier.

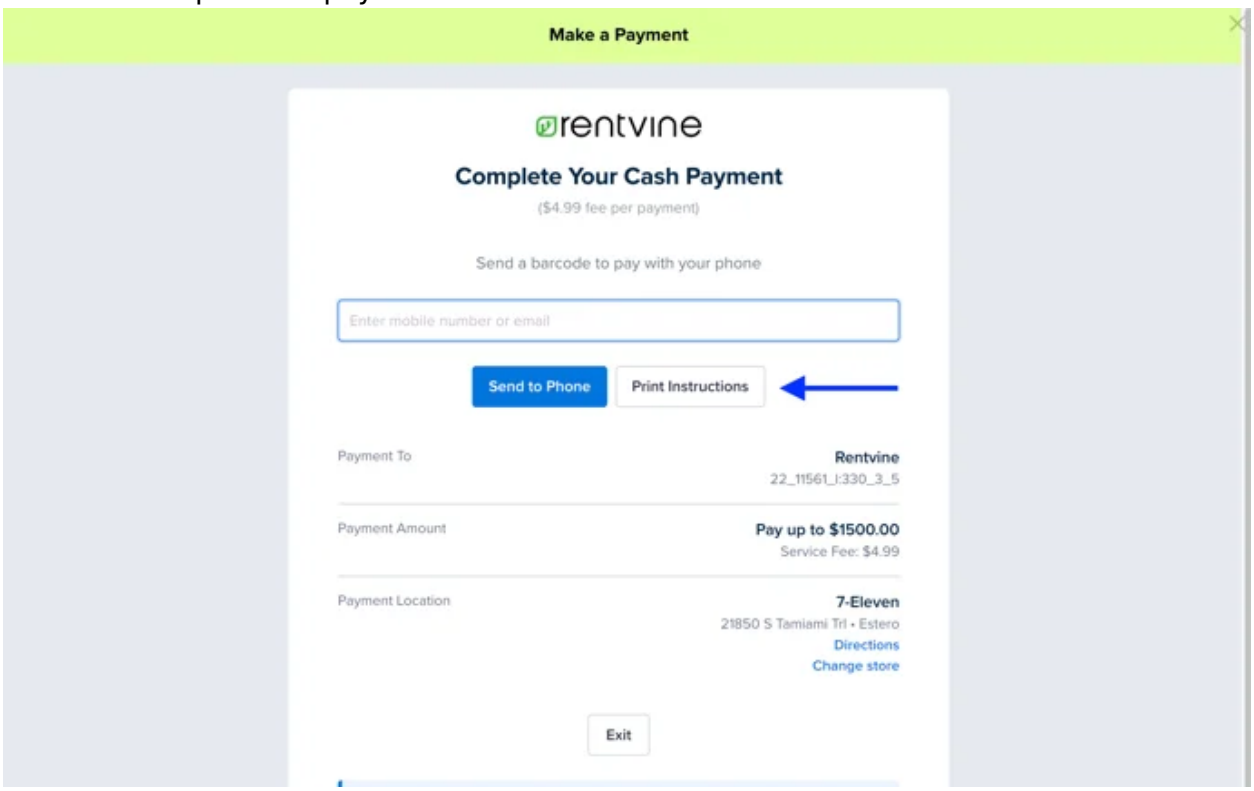


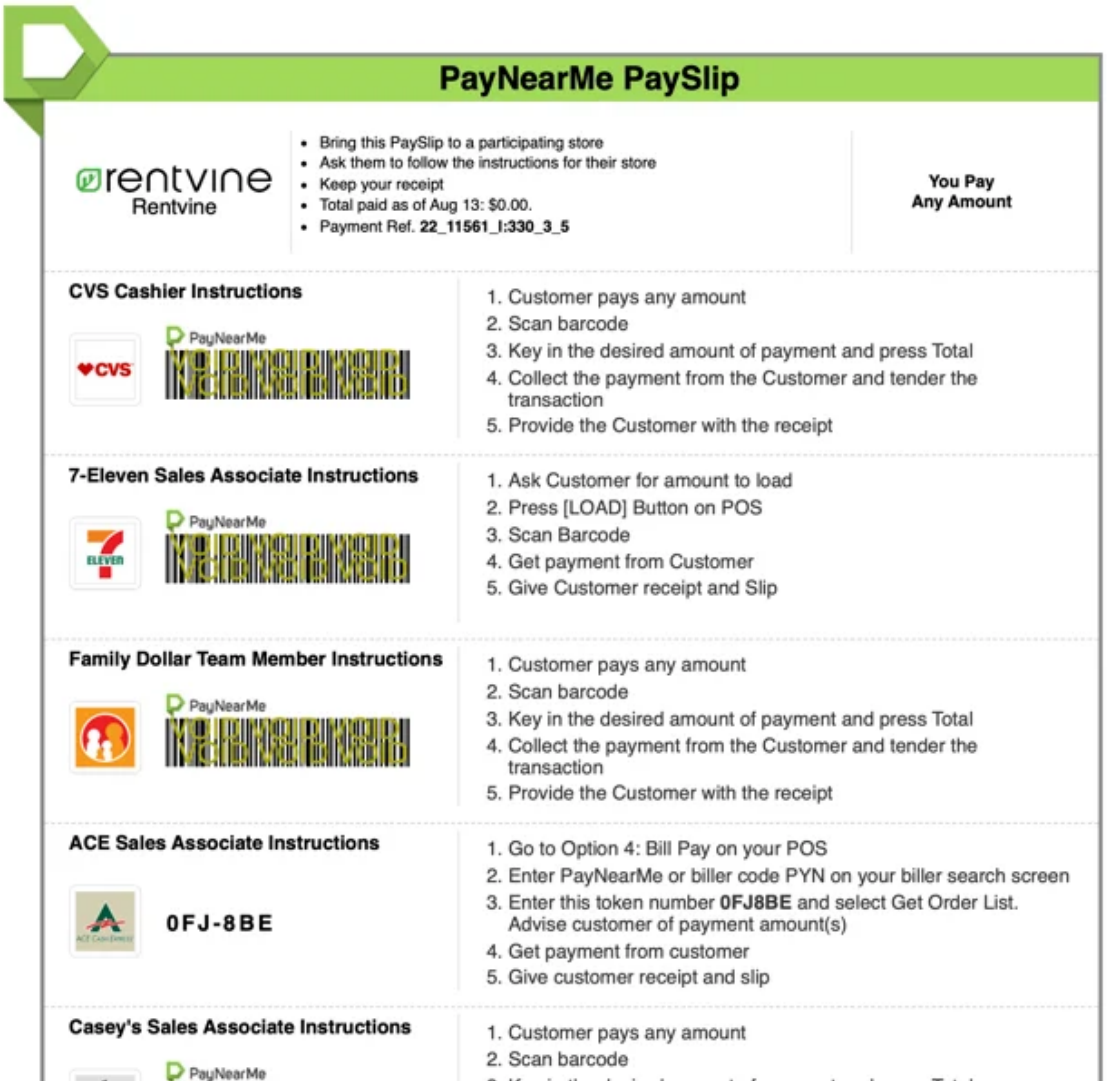
Here is an example of how the barcode will appear on your phone.



- If you would like to have printed instructions for the store you selected, click on the "Print Instructions" button. This will provide you with a list of all participating stores and the specific instructions they need to follow to process your Cash Pay payment.

You will also find a list of the barcodes that can be scanned at the store you choose to complete the payment transaction.





PayNearMe PaySlip

rentvine
Rentvine

- Bring this PaySlip to a participating store
- Ask them to follow the instructions for their store
- Keep your receipt
- Total paid as of Aug 13: $0.00.
- Payment Ref. **22_11561_I:330_3_5**

You Pay Any Amount

CVS Cashier Instructions

PayNearMe

1. Customer pays any amount
2. Scan barcode
3. Key in the desired amount of payment and press Total
4. Collect the payment from the Customer and tender the transaction
5. Provide the Customer with the receipt

7-Eleven Sales Associate Instructions

PayNearMe

1. Ask Customer for amount to load
2. Press [LOAD] Button on POS
3. Scan Barcode
4. Get payment from Customer
5. Give Customer receipt and Slip

Family Dollar Team Member Instructions

PayNearMe

1. Customer pays any amount
2. Scan barcode
3. Key in the desired amount of payment and press Total
4. Collect the payment from the Customer and tender the transaction
5. Provide the Customer with the receipt

ACE Sales Associate Instructions

0FJ-8BE

1. Go to Option 4: Bill Pay on your POS
2. Enter PayNearMe or biller code PYN on your biller search screen
3. Enter this token number **0FJ8BE** and select Get Order List. Advise customer of payment amount(s)
4. Get payment from customer
5. Give customer receipt and slip

Casey's Sales Associate Instructions

PayNearMe

1. Customer pays any amount
2. Scan barcode

- Once you have finished these steps, you are now prepared to visit the store to complete your payment. We suggest reviewing the instructions for your chosen store before finalizing your cash payment. Following these guidelines will help you smoothly complete the payment process. Once this is submitted by the participating vendor you will see this reflect within your Resident Portal.

Please Note that there is a $4.99 Processing Fee for all Cash Pay transactions submitted. This is added to your total when completing your payment. There is also a max payment of $1,500 per transaction when submitting a payment. If your intended payment is over this amount you will need to make multiple payments with each having their own $4.99 processing fee. There is also a daily transaction limit of $2,900 and a monthly transaction limit of $10,000.