

Complete Property Services LLC

LANDLORD'S RULES AND REGULATIONS

These RULES AND REGULATIONS FURTHER EXPLAIN THE TEXAS ASSOCIATION OF REALTORS RESIDENTIAL LEASE AGREEMENT between the Owner of the Property (Landlord), and the below referenced Tenant, and are hereby incorporated into said Lease Agreement.

METHOD OF PAYMENT: Landlord requires that all rent and other sums be paid by personal check, ACH transfer, money order, cashier's check, or certified check. AT NO TIME will Owner's Agent / Landlord accept any rent other sum in cash. The first month's rent and the security deposit cannot be paid by personal check, the *Tenant's Name and property address must be preprinted on any personal check presented, no third party checks* will be accepted and should Tenant at any time, and for any reason, have more than one personal check returned, Landlord hereby notifies Tenant that personal checks will no longer be accepted.

SHOWINGS: After written move-out notice has been received, whether or not Tenant authorizes a keybox to be placed on the Property by the Landlord (see Paragraph #16); the Property may be shown at reasonable times to prospective tenants. Tenant understands that failure to allow reasonable showings as well as keeping the Property "showable" during this time constitutes default of the lease, and the security deposit, in its entirety, can be forfeited for this reason.

TELEPHONE NUMBERS: Tenant is responsible for promptly (within 5 days) supplying current home and office telephone numbers to Owner's Agent / Landlord in writing and providing subsequent changes to employment addresses and/or telephone numbers.

REPAIRS: Tenant is expected to contact Owner's Agent / Landlord for any requested repairs, especially if Tenant wants Landlord to pay for the repair (over and above the deductible). Landlord **WILL NOT REIMBURSE** Tenant for any repair bills contracted by Tenant without prior written *permission of Landlord.* **At no time is Tenant to deduct a repair amount from the monthly rent.**

FEES: The following fees can be charged to Tenant over and above any fees chargeable by the lease: a) if Tenant rekeys Property without Landlord's permission (\$25.00 + cost of rekey). b) if Tenant breaks or fails without notice to keep an appointment with a repairman (repairman's minimum service charge or \$25.00) or manager (\$25.00) c) if Tenant is notified of an inspection (periodic, move-out, etc.) by Owner's Agent / Landlord and fails to leave keyless deadbolt unlocked, or fails to remove pets, or otherwise prohibits Owner's Agent Manager or Landlord access for said inspection (\$25.00), if Landlord or Landlord's Agent must appear in Court for a forcible detainer or like suit (\$50.00).

Tenant hereby acknowledges that he/she has read the Lease Agreement and these Landlord's Rules and regulations thereto and fully understands the provisions of said Lease Agreement and Landlord's Rules and Regulations.

for Complete Property Services LLC Date
as Manager for Landlord

Tenant Date

Tenant Date