Addendum A

1. Due to the nature of the pre-leasing market, residents agree to let unit be shown for pre-lease during the duration of the lease.
2. Residents are to pay in full, for maintenance calls regarding clogged commodes, garbage disposals, sinks, tub drains, A/C filters, and light bulb changes (within reach); unless due to a condition not in the tenants control.
3. Residents agree to replace A/C filters monthly.
4. Residents are responsible to check and maintain all smoke detectors and replace batteries as needed. It is against the law to disconnect and remove smoke detectors.
5. Owner does not warranty icemaker repairs.
6. Residents accept the responsibility for payment of any repairs or service calls resulting from improper use or negligence. Owner will pay for all repairs or service calls resulting from normal use, or factors beyond Residents’ control.
7. All pets are prohibited unless a written pet agreement has been executed between residents and owner. Residents will pay fees of unauthorized pets per lease contract and a $125 de-flea and deodorization fee.
8. Cable/internet outlets and phone jacks are the responsibility of the residents. Written authorization must be obtained for addition or modification of such.
9. Residents agree that owner does not provide any insurance to cover residents and their guest’s personal property. Residents are urged to consult wit their representative to determine appropriate coverage. See paragraph 8 of the TAR lease.
10. Absolutely, no smoking inside of the unit. Any violation is subject to a fine not to exceed $2000 and immediate forfeiture of security deposit.
11. Littering outside of the unit is subject to a fine not to exceed $1,000, which includes but is not limited to cleaning up after pets/animals.
12. Residents must have the property and carpet professionally cleaned prior to move out at Residents’ expense.
13. Residents will be fined $75 per occurrence for all trash and mail found on the premises.
14. Residents may not attach anything to the roof or the exterior of the property without written permission from owner.
15. Texas is a community property state and all leases will be joint and several if married on or before the date of the lease being executed.
16. Parking on the lawn or as an inconvenience to other Tenants is prohibited and subject to $100 fine per occurrence.
17. Inoperative vehicles may be towed off premises without notice at owner’s expense.
18. Landlord will pay for dumpster.
19. All leases are joint and several and Tenant hereby acknowledges this fact.
20. Tenant is solely responsible for having all utilities turned on by the commencement date of the lease agreement herein. Tenant also acknowledges it can take several days to have utilities activated. More info is under the “Documents” tab on the Peggy Jones Properties website (pjp.managebuilding.com).
21. Tenant understands that Landlord cannot force Tenant to get renters insurance but recommends Tenant obtain renters insurance. By signing below, Tenant acknowledges that Landlord would like for him/her to get renters insurance.
22. Tenant may not make any improvements that are 1) material, 2) consist of permanently fixing something to the unit or causes damage when removed.

­­­­­­­­­­­­­­­Resident Signature and date

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