

Texas Longhorn Equities Corp. (TXLEC) Additional Special Provisions sheet

6735 Camp Bowie Blvd Fort Worth, TX. 761165 (Office 817-560-4900)

Tenant: _____ Tenant: _____

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Address: _____

I have Read and agree with #1 thru #27 of the Additional Special Provisions Sheet.

* _____ * _____ * _____ * _____

1. **Subleasing** is not allowed, pro-hib-it-ed NOT ALLOWED ON ANY TEXAS LONGHORN EQUITIES PROPERTIES.
2. **Rent** is due on/or before the 1st of each month. We prefer you to pay your rent online through your portal. This is a free service if you pay via ACH. If you pay with a credit/debit card there is a fee added to your payment. Payments may be dropped off at the office during normal business hours or left in the drop box outside our door. Please do not put cash in the drop box. In addition, payments can be sent to the following address: TXLEC P.O. box 121789 Fort Worth, TX. 76121
3. **Refrigerators**-Most of our units do not come with a refrigerator. If your unit does not have a refrigerator and it breaks, you will be responsible for replacement. We do not guarantee any refrigerators. (Report to the office if it stops working)
4. **Garage door openers** _ Units do not come with openers/controls, except in Crowley, in Waco and in some Weatherford locations. If you wish to purchase openers or have a garage door opener installed, you may do so at your expense. If remote stops working replace battery or purchase a universal remote from home depo or Lowes at your own expense.
5. **Parking/Vehicles**- Tenant(s) may not have more than 2 vehicles permanently parked at this property. No BOATS, TRAILERS, or commercial vehicles, or RV(s) will be permitted to be parked on the property, unless they are kept in the garage and with prior TLEC approval. Inoperable vehicles cannot be stored in the driveway.
6. **No trampolines or swimming pools are allowed.**
7. **Tenant** is responsible for their own **pest control** inside and outside, except for wood destroying insects, i.e. termites or carpenter ants. This includes any bedbug treatments, rodents or other pests/insects.
8. **Late fees**- weekends and holidays do not excuse the rent from being late. Late fees are added on the 4th day of the month. Fees are \$100.00 on day 4 and \$5.00 everyday thereafter. Late rent payments made after the 10th of a month must be in the form of a money order or a cashiers ck. NO EXCEPTIONS. All payments will be credited first to deposits owed, then to late fees and other charges, and then to rent owed. IF YOU DO NOT RENEW AT THE EXPIRATION OF YOUR CONTRACT MONTH TO MONTH IS \$200.00 ADDED TO THE REGULAR RENT OR THE NEW RENT (PER MONTH).
9. **REPAIRS**- ANY REPAIRS MAY BE CALLED IN AT 817-560-4900, submitted through your tenant portal on our website www.txlec.com The after hours emergency number is 817-945-9300.
10. **Repairs to be paid for by the tenant are:**
 - a. Cost of all wastewater stoppages, unless it is caused by a break in the line or tree root damage.
 - b. Any property damages caused by tenant or tenants' family and or guest.
 - c. Any damages caused by break-ins.
 - d. All damage to windows, doors, and screens, including windows and doors being left open, break-ins, your or your hired mowing services/activities vandalism and weather.
 - e. Tenant understands that they are responsible for these damages and TLEC will be reimbursed for all cost associated with these damages within 7 days of notification. These damages may not be reimbursed by the tenant's security deposit.
10. If at any time a notice of delinquent rent has to be sent out (**3 Day notice to vacate**), the tenant will be charged the certified mail fee/admin fee of \$12.50
11. **Early termination** of a contract-If a tenant is approved for early termination of an active contract, the tenant must pay a reletting fee charge equal to 3 times the rent amount. They will also forfeit all deposits. A 30-day notice to vacate must be submitted in writing, you may email this to rentals@txlec.com

12. Tenants General responsibilities:

- A. Keep the property clean
- B. Remove trash appropriately and keep the yard and surrounding areas clear of trash/debris.
- C. Supply and replace all bulbs and smoke detector batteries.
- D. supply and replace A/C and furnace filters monthly. A good time to change your filter is when you receive your electric bill.
- E. WINTER PRECAUTIONS- wrap/cover spigots in freezing temps, reports any exterior drips.
- F. SUMMER/HOT CONDITIONS PRECAUTIONS- WATER THE FOUNDATION AND LAWN WEEKLY.
- G. Promptly notify landlord of all needed repairs, roof leaks any maintenance related issues.
- H. Make yourself aware of the main line water cut off valve, if your unit floods due to you not turning the water off from a leak or flood you will be liable for damages to the unit and adjoining unit.
- I. Make yourself aware of where the electrical breakers are, ck them often to make sure the box is closed, if it is open and gets wet from irrigation system or weather-related issues you will be charged for the cost to replace wet faulty breaker.
- J. NO PAINTING

- 13. **CARPET/VINYL** - are to be professionally steamed cleaned by the TLEC vendor after vacating the unit. TLEC will have them cleaned and deduct the cost from your deposit. (2 Bedroom \$150.0.00) a (3 bedroom \$175.00) Basic cleaning (Extra degreasers, stain treatments, pet enzyme treatments, or repairs will be an additional cost).
- 14. TLEC WILL CONTROL CYCLE TIMES OF UNITS WITH **SPRINKLER** (except Crowley). All changes to the sprinkler timer must be made and approved by TLEC.
- 15. **Lawn care**- Grass must be cut regularly. (weekly) If your grass is longer than 6 inches we will have the lawn serviced at your cost without prior notification and you will have the charge posted to your ledger, cost must be paid immediately or late charges could be imposed within 30 days of charge starting at \$100.00 on day 4 of the month.
- 16. Leases for **6 (SIX) months** and under are responsible for 100% of the turnaround expenses (i.e. painting, cleaning, and repair of damages)
- 17. **Lease violations** (see pg. 1 of the TAA lease) and special provision violations are subject to a \$100.00 initial fine ad a \$10.00 per additional day in violation fine.
- 18. **NO VISITING ANIMALS**- ALL animals must meet TLEC requirements prior to the animal being brought to the property. Fines will be imposed.
- 19. **SATELLITE DISHES ARE PROHIBITED ON ROOFS- NO SATELLITE DISHES!**
- 20. Lock-out Service is NOT provided by TLEC. In the event of a lock-out, the tenant may get another key from the TLEC office during normal business hours, or tenant may call the TXLE locksmith at tenant cost. Weatherford locksmith #817-596-4496 (TRAVIS)
- 21. **Attic access is prohibited!** Resident will assume all liability when entering the attic. (DO NOT STORE ITEMS IN ATTIC).
- 22. A \$45.00 **TRIP CHARGE** – will be charged if maintenance goes out on a requested maintenance call and is unable to enter the unit. Leave privacy locks unlocked if you have requested maintenance. We will not enter a unit if there is not an adult over the age of 18 [resent. We will not enter if the unit there is an uncontained dog present.
- 23. You must obtain and keep a **valid renters insurance policy** for the duration of your lease. If your renters policy cancels for none payment or expires forced insurance will be placed on your unit, and a charge of \$12.50 will be added to your ledger. Be advised forced insurance does not cover your personal effects, it covers owner for tenant damage/liability's.
- 24. **Upon vacating the property**- Any trash left behind at your unit will be an automatic \$250.00 charge! No exceptions!
- 25. **Power and water** must remain active from the lease start date through the day noted on your notice to vacate.
- 26. **Living in the garage** is prohibited no allowed, as it is not equipped with ventilation. Not zoned to live in.
- 27. After you vacate and the property requires cleaning, **minimal cleaning charge is \$150.00** maximum cleaning charge **\$350.00**is. unit is heavily photo documented with conditions.

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