



LANDLORD'S ATTACHMENT TO RESIDENTIAL LEASE AGREEMENT

THIS ATTACHMENT is to that certain lease agreement dated _____, 20____ between _____ (Landlord) and _____ (Tenants), whereby Landlord leases to Tenant, and Tenant leases from Landlord, that certain property with improvements thereon, hereinafter called the "leased premises" located at (mailing address):

_____, Texas (Zip) _____, _____ County, Texas, for use as a private residence only. The term "Tenant" refers to all of the above Tenants unless otherwise indicated.

NOW THEREFORE, for and in consideration of the mutual promises and covenants herein, the parties agree as follows:

- MOVE IN INVENTORY & CONDITION FORM:** Tenant hereby acknowledges receipt of a copy of the signed lease agreement and a copy of the Move-In Inventory and Condition Form to be filled out within 48 hours after move-in. Tenant will note any items that need attention or have been damaged and return the original for to Recar & Associates. The items identified on the Move In Inventory and Condition Form will be taken into consideration upon Tenant's vacating the leased premises. Any additional items not shown on the Move-In Inventory and Condition Form will be charged to Tenant at the end of the lease term or upon move-out.
- POSSESSION OF PROPERTY:** Tenant understands that Tenant will be considered in possession of the leased premises until all keys are returned to Recar & Associates and Tenant will be charged for re-keying the leased premises and/or replacement costs of any items not returned immediately upon move-out.

Tenant hereby acknowledges receipt of : _____ door keys, _____ mailbox keys, _____ pool keys, _____ overhead garage door opener remote units, and _____ other (specify) _____ keys or remotes to the leased premises. Tenant will return all of these items to Recar & Associates upon move-out.

If Property has not been rekeyed by move-in date, Tenant should be contacted by Locksmith at :

Phone: _____ Name: _____

TENANT MUST CONTACT MANAGEMENT IF REKEY HAS NOT BEEN ARRANGED WITHIN 48 HOURS OF MOVE-IN SO THAT WE CAN EXPEDITE ARRANGEMENTS AND INSURE THIS IS DONE.

Attic access: If the Property has a pull-down access ladder, it is our policy that those ladder hatches be locked to prevent Tenants from being injured or falling on the stairs or through the attic areas. Except for accessing hot water heaters or HVAC components that are located in the attic, you are expressly forbidden to enter the attic areas – Owner will not be responsible for accidents resulting from anyone (Tenants, occupants, guests, etc.) accessing the attic spaces. Should you be concerned about your safety in accessing mechanical systems in the attic, you should hire a qualified professional to do so. Under no circumstances should the attic space be used by Tenants for storage purposes. If it becomes necessary to access the attic, the combination to the lock is: _____.

- TRANSFER OF UTILITIES:** Tenant agrees to have accounts established and the property utilities transferred within 24 hours of lease date. Tenant understands that if utilities are already established by the owner prior to their possession, there may be a prorated charge to refund the Owner for those utilities up to the date of possession.
- ACKNOWLEDGEMENT:** Tenant hereby acknowledges that he/she has read and understands the Lease Agreement and all addenda attached thereto. Tenant further acknowledges that Recar & Associates is **not** the Owner of the Property as is only a party to the transactions as the Owner's authorized agent for property management – **YOUR LEASE CONTRACT IS LEGALLY BETWEEN YOU AND THE PROPERTY OWNER!**

EXECUTED THIS _____ day of _____, 20_____.

RECAR & ASSOCIATES, AGENT

TENANT OR TENANTS

By: _____

