

Rental Agreement

Date _____

This contract is to protect you and the other residents of the neighborhood and the owner from individuals who are financially irresponsible and have no consideration for the rights and comforts of their neighbors.

Between Resident(s) _____

Street Address _____ County _____ Texas

For the use by the resident(s) only as private residence, for a term commencing on the _____ Day of _____ and continuing on a month to month basis. Tenant has on this day deposited the sum of \$ _____ per calendar month for rental, payable in advance and without demand at _____ in Uvalde County, Texas on or before the First (1st) day of the month. Rent on the agreed premises needs to be paid in full on or by the Fifth (5th) of the month an additional charge of \$ _____ per day for late fees.

In Consideration of the use and occupancy of the Premises as herein specified:

The above figures are for an unfurnished/furnished residence.

Residents are liable for all utilities under current tenant and all utilities shall be used only for ordinary household purposes.

Tenant has examined and inspected the premises before agreement has been made and therefore have the right to report defects or damages to owner/agent within 24 hours. After notification to the owner/agent of damages to the property an additional inspection will take place by owner/agent to record damages and released to tenant after notification.

Residents accept the premises subject to any record mortgage, deed of trust, or other lien. Tenant shall use reasonable diligence in care of the residence.

Resident may not make any alterations of owner/agent property or fixtures without written consent. No antenna installations, phone and cable lines without prior notice to owner/agent and attach a written consent for acknowledgement of alterations.

No change of locks or additional locks will be allowed.

Tenant agrees to surrender residence of any purpose when contract has been breached and therefore renders the agreed premises in the same condition as when received-reasonable were expected. Eviction notice(s) may be made by owner/agent 30 days notices to vacate the premises. Tenant is required to give owner/agent 30 days notices to vacate the premises.

Tenant agrees to reimburse owner promptly in the amount of the loss of property damage or cost of repairs and service (including plumbing services) caused by negligence or improper use by resident, family or guests. Tenant has the right to receive reimbursement of deposit \$ _____ if residence has met all standards to vacate.

Owner/Agent shall not be liable for any damages or losses to person or property caused by other residents and guest.

Owner/Agent shall not be liable for personal injury/damage or loss from theft, vandalism, fire, water, rain-storms, explosions, sonic booms or other causes.

Owner/Agent recommends that tenants secure all possessions to protect him/her against all of these occurrences.

Owner/Agent may enter residence if tenant, family or guest is present, then owner/agent service man may enter the residence during reasonable hours of the day (9-5).

Tenant is aware that agreed property is on the market for sale and will continue to be shown. Lessee agrees to allow owner/agent to show property at any reasonable hour regardless of tenants' presence on the premises. Owner/Agent hereby agrees to make reasonable attempts to contact lessee prior to showing premises. Owner/Agents hereby agrees to properly maintain hot water, heating and/or repairs subject to residents obligation to pay for damages caused by resident, tenants family or guests.

Tenants may terminate this contract provided the following occurred:

Owner/Agent has not attempted to make reasonable and necessary repairs to residence (including heating, air conditioning, hot water or fixtures) within a reasonable period of time after request. Owner/Agent has not attempted to make such repairs for one week following written notice of resident's intention to terminate this contract unless such repairs are made. Rent will be prorated and the balance will be refunded along with the deposit of \$_____ after lawful deductions. If resident fails to pay rent due, or if residence fails to reimburse owner/agent for damages, repairs or plumbing services costs due under this contract or if resident, occupants or guest of this residence martially and/or repeatedly violate this contract or if resident abandons the residence, then owner/agent may terminate resident's right of occupancy by giving resident at least three (3) days' notice in writing.

Notice may be by mail or personal delivery to residence. Three (3) attempts will be made to serve written notice and tenant is unreachable/absent for 3 consecutive days, while all or any rent is delinquent tenant shall be deemed an abandonment of the premises.

If owner/agent prevails in any suit of eviction, for collection of rentals, or for unpaid damages, residents shall be liable for court costs, and reasonable attorney's fees.

Residents shall be responsible for sewer clog gage, chargeable to residents use, broken water pipes due to freezing, supplying and changing heating and air condition filters at proper intervals.

Damage to doors, windows, screen and bulbs replacement, maintaining the watering, mowing and trimming shrubs, trees, cost of pest control trash removal including keeping the property alley and curb area free of trash, abandoned autos, or conditions dangerous to health and safety.

Tenants shall be responsible for minor repairs, not exceeding \$_____ per occurrence. No pets shall be allowed inside the residence, but may be allowed in the yard. No oral agreements have been the tenant and owner/agent. In the event of more than one tenant, each tenant is jointly and severally liable for each provision of this contract. Each of the undersigned states that he/she is of legal age to enter into a binding contract.

This is indented to be a legally binding contract. If not understood any of these regulations we advise to seek competent advice. Resident and owner/agent acknowledge receipt of copy of this lease.

EXECUTED in multiple originals this _____ day of _____

Owner/Agent _____ **Resident (1)** _____

Owner/Agent Phone # _____ **Resident (2)** _____