

EZ Home Rental – Landlord Rules, Regulations & Tenant Fee Addendum

(Some items may not be applicable. No specific order)

Address: _____

Tenant Name(s): _____

This Addendum is incorporated into and made part of the Residential Lease Agreement (TAR 2001). It supplements and enforces all applicable lease provisions. Each section below references the applicable Lease paragraph for enforcement.

1. RENT, PAYMENTS & LATE FEES (Lease ¶13, ¶14, ¶17, ¶24)

Rent is due on the 1st day of each month and is considered late after the 3rd.

A late fee equal to **10%** of the monthly rent will be assessed in accordance with Texas Property Code.

Tenant understands and agrees:

- Partial payments do not stop late fees from accruing
- Returned payments (ACH or check) are treated as unpaid rent
- Late fees will accrue from the 4th until paid in full
- **NSF Fee: \$75**

If any payment is returned, Landlord may require all future payments be made via certified funds or Zelle®.

2. DEFAULT & LEGAL ENFORCEMENT (Lease ¶24, ¶26, ¶27)

Failure to comply with the Lease or this Addendum constitutes default.

Tenant understands:

- Notices to Cure may be issued for violations
- **\$25 administrative fee applies per Notice to Cure**
- **\$100 per occurrence for Lease Violation Fee**

Evictions:

- Filed on or after the 10th or 11th if rent remains unpaid
- If Landlord accepts payment after filing:
 - Tenant must pay **\$250 Eviction Dismissal Fee**
 - Plus, all rent, late fees, attorney fees, court costs, and balances

Acceptance of payment does not reinstate tenancy unless agreed in writing.

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3. UTILITIES (Lease ¶8)

Tenant must:

- Transfer and maintain all utilities in their name
- Provide proof upon request

Failure results in:

- **\$50 utility administrative fee**
- Plus, full reimbursement of usage/invoice amount

4. HOA & PROPERTY COMPLIANCE (Lease ¶9B, ¶10, ¶21, ¶24)

Tenant must comply with all HOA rules and deed restrictions.

Tenant agrees to **complete/cure any tenant-caused violation within five (5) days of notice**, including but not limited to:

- Yard maintenance issues
- Storage violations
- Improper parking
- Inoperable vehicles
- Broken windows or exterior damage
- Any visible community standard violations

Tenant is responsible for:

- All HOA fines
- **\$75 administrative fee per violation**

Failure to comply constitutes default.

5. PROPERTY MAINTENANCE & CARE (Lease ¶14, ¶15)

Tenant shall:

- Maintain the property in clean, safe condition
- Maintain yard and landscaping
- Remove debris and report damage
- Repair tenant-caused damage

Failure to maintain:

- Landlord may perform services
- **\$200/month**

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Tenant responsible for:

- **Minor repairs under \$50**
- Plumbing stoppages not caused by structural defects

6. HVAC & PEST CONTROL (Lease ¶14A, ¶15, ¶23)

Tenant must:

- Replace HVAC filters every 90 days
- Maintain quarterly pest control

Failure results in:

- HVAC: **\$250 per occurrence**
- Pest: **\$75 + cost of service**

Tenant(s) understands, acknowledges, and agrees to change A/C filters every 90 days. The exception is when a filter is in the attic this will be replaced by a contractor at the owner's expense.

Tenant(s) understands, acknowledges, and agrees to use a licensed pest contractor to treat pest or rodents on a quarterly basis and submit proof of service to our office.

7. ACCESS, SHOWINGS & INSPECTIONS (Lease ¶11)

Tenant must allow access for:

- Inspections
- Repairs
- Showings

Failure results in:

- **\$125 per denied access**
- Additional trip charges
- Withdraw Access for Key Box Placement: ONE MONTH RENT

Tenant(s) understands, acknowledges, and agrees to accommodate periodic inspections by property manager including but not limited to interior and exterior access of the entire property. Tenants will receive no less than 48-hour notice by email, call, or text of the intended date of inspection. Inspections may be performed in person or self-inspection.

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8. ALTERATIONS & PROPERTY USE (Lease ¶9C, ¶14D, ¶15D)

Tenant shall not:

- Alter, paint, or modify property without written consent

Tenant must:

- Report damage immediately
- Maintain property condition

Failure results in:

- **\$350 - \$1,000 per violation**

9. SMOKING & CLEANLINESS (Lease ¶7E, ¶13, ¶14F)

Smoking is prohibited unless authorized.

Violation:

- **\$250 per occurrence**
- Plus, cleaning and damage costs

Excess trash or abandonment:

- May result in full deposit forfeiture

10. KEYS, LOCKS & SECURITY DEVICES (Lease ¶13, ¶16)

Tenant shall:

- Not changing locks without approval
- Return all keys within 24 hours of move-out

Failure results in:

- **\$250 per key/device**
- Rekey at actual cost

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11. APPLIANCES & REPAIRS (Lease ¶2, ¶14D, ¶15D)

Tenant responsible for:

- Damage due to misuse
- Non-covered repairs per lease
- Plumbing stoppages that are not caused by tree roots or drain line breaks

Appliances included as part of the property – the owner will be responsible for maintenance/repairs.

Appliances included as part of the property – the owner will **not** be responsible for maintenance/repairs.

****Appliances are defined as Refrigerator, Washer, and Dryer****

12. MOVE-OUT & SURRENDER (Lease ¶7E, ¶13, ¶16)

Tenant must:

- Return property professional clean and vacant

Charges include:

- Cleaning, carpet, repairs (actual cost)
- Rekey (actual cost)
- Abandoned items removal (actual cost)

13. HOLDOVER & EARLY TERMINATION (Lease ¶19, ¶25)

Holdover:

- Up to 125% of the rent, plus \$65/month administrative fee

Early termination:

- 2x rent
- 1 month replacement fee

14. ADDITIONAL RENT (Lease ¶4G, ¶6, ¶7E, ¶11, ¶24, ¶28)

ALL fees listed below are:

- Additional Rent
- Immediately due
- Collectible via eviction or collections
- Deductible from security deposit

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TENANT FEE DISCLOSURE

Item	Cost
Application Fee	\$55 per applicant
Pet Screening Fee	\$20 per animal
Administrative/Leasing Processing Fee	\$200 (managed) / \$100 (non-managed)
Rush Move-In Fee	\$100 per occurrence
Amenity Fee	\$10/month
Short-Term Lease Fee	\$25/month
Month-to-Month Extension Fee	\$25/month
Payment Processing Fee (credit/debit card)	Up to 4% per occurrence
Collection Fees	Actual cost
Risk Management Fee	\$600-\$1,000 per occurrence
Lease Modification Fee	\$100 per occurrence
Unauthorized Pet Fee	ONE MONTH RENT
Pet Fee (non-refundable)	\$350 per pet
Pet Rent	\$40/month per pet
Trip Charge	\$85 per occurrence
Lockout Fee	\$75 per occurrence
Unreturned Keys/Devices	\$250/each
Unreturned Lockbox	\$50/each
Administrative processing fees	\$25.00 per occurrence

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15. LIABILITY & INSURANCE (Lease ¶18, ¶31)

Tenant must:

- Maintain \$100,000 liability insurance

Failure results in:

- **\$30/month**

Tenant responsible for damage caused by:

- Tenant
- Guests
- Pets

16. INDEMNIFICATION (Lease ¶18, ¶24, ¶26)

Tenant agrees to defend, indemnify, and hold harmless Landlord and EZ Home Rental from all claims arising from:

- Tenant occupancy
- Actions of tenants, guests, or pets
- Lease violations

Excludes Landlord gross negligence.

17. ATTORNEY'S FEES (Lease ¶24, ¶26)

Tenant agrees to pay all attorney fees, court costs, and collection costs.

Landlord may recover fees even if **partially prevailing**.

18. INDEMNITY AS ADDITIONAL RENT (Lease ¶24, ¶26)

All indemnification costs are:

- Additional rent
- Immediately due
- Enforceable under default remedies

19. GENERAL PROVISIONS (Lease ¶30)

- Joint and several liability applies
- No waiver of rights
- Texas law governs

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Tenant Pricebook & Fee Schedule Link (detailed):

https://drive.google.com/file/d/14jXrBm5cZrgJBuJFbcxWWiNIQVN9nlzk/view?usp=drive_link

Tenant acknowledges receipt and access to the full Tenant Disclosure and Landlord Rules via the link above.

TENANT SIGNATURES

Tenant Name: _____

Tenant Signature: _____ Date: _____

Tenant Name: _____

Tenant Signature: _____ Date: _____

Tenant Name: _____

Tenant Signature: _____ Date: _____

Tenant Name: _____

Tenant Signature: _____ Date: _____

LANDLORD / PROPERTY MANAGER

EZ Home Rental

By: _____ Date: _____