



ADDENDUM "A" TO LEASE AGREEMENT
TENANTS AGREEMENT OF TRAMCO'S POLICIES

1. **TENANT UNDERSTANDS THAT RENT IS DUE ON THE FIRST OF THE MONTH AND LATE AFTER THE FIFTH. IF RENT IS NOT RECEIVED BY THE FIFTH, EVICTION PROCEEDINGS MAY BEGIN.**
2. **TENANT AGREES NOT TO INSTALL ANY BARS ON WINDOWS OR DOORS.**
3. **TENANT AGREES NOT TO HAVE A TRAMPOLINE OR ABOVE GROUND POOL/HOT TUB ON THE PROPERTY.**
4. **TENANT UNDERSTANDS THAT INSPECTIONS MAY BE DONE ON THE PROPERTY THROUGHOUT THE TERM OF THE LEASE.**
5. **TENANT AGREES NOT TO CHANGE ANY LANDSCAPING WITHOUT OWNERS WRITTEN APPROVAL.**
6. **TENANT IS NOT TO MODIFY OR PAINT THE PROPERTY WITHOUT PRIOR WRITTEN APPROVAL FROM PROPERTY OWNER.**
7. **TENANT TO TAKE CARE THAT EXCESSIVE OIL STAINS ARE NOT ON THE DRIVEWAY OR GARAGE FLOORS.**
8. **TENANT AGREES TO CHANGE AIR FILTERS EVERY MONTH. ANY A/C REPAIR THAT IS A RESULT OF FAILURE TO CHANGE FILTERS WILL BE TENANTS RESPONSIBILITY TO PAY.**
9. **TENANT HAS VIEWED THE PROPERTY AND ACCEPTS THE PROPERTY IN "AS IS" CONDITION WITH THE EXCEPTION OF ANY NEGOTIATED AND APPROVED REPAIRS ON THE APPLICATION FORM.**
10. **TENANT IS RESPONSIBLE FOR THE FIRST \$75 OF EACH MAINTNENACE REPAIR EXCEPT THOSE STATED IN THE LEASE AS SOLE RESPONSIBILITY OF THE PROPERTY OWNER.**
11. **TENANTS ARE RESPONSIBLE FOR SMOKE DETECTOR BATTERY REPLACEMENT AND AGREE TO NOTIFY LANDLORD IF A SMOKE DETECTOR IS DEFECTIVE. IF IT IS FOUND DURING ANY INSPECTION THAT BATTERIES ARE INOPERABLE OR MISSING, TENANT WILL BE CHARGED \$10 FOR EACH REPLACEMENT. IF SMOKE DETECTORS ARE REMOVED BY THE TENANT FOR ANY REASON, TENANT WILL BE CHARGED \$35 FOR EACH SMOKE DETECTOR REPLACE.**

BY SIGNING BELOW, TENANT AGREES THAT THIS ADDENDUM BECOMES PART OF THE LEASE AGREEMENT.

_____	_____	_____	_____
TENANT	DATE	TENANT	DATE
_____	_____	_____	_____
TENANT	DATE	TENANT	DATE

TEXAS REALTY & MANAGEMENT CO.

Or signed for Landlord under written property management agreement:

By: _____