



VESTPRO RESIDENTIAL SERVICES ADDENDUM TO LEASE

1. Rent is due on the first of the month, late on the 5<sup>th</sup>. Deposits are to be made into any Woodforest National Bank location, deposit slips will be provided. Late fees start on the 6<sup>th</sup> of the month, \$75 for first day, \$15 for each additional day. No exceptions.
2. A 3 day vacate notice will be issued on the 10<sup>th</sup> if all rent and fees have not be paid in full. Tenant will be charged \$25 for vacate letter and any additional filing fees will be charged to the tenant. Any unpaid balance will be basis for eviction.
3. All request for repairs must be reported to Property Representative at 832-971-1841, by creating a work order online or by email to: [Linda@Vestpro.net](mailto:Linda@Vestpro.net)
4. Non Sufficient funds will be charged a fee of \$35 plus any late fees up to the date the check is made good. After 2 NSF checks, Management Company may require cash or certified funds be deposited into rental account.
5. Tenants are responsible for lawn mowing, edging as well as trimming bushes, weeding flower beds, keeping fresh mulch in flower beds, cleaning gutters and keeping debris from the roof.  
**Failure to maintain these items will result in a maintenance service ordered to repair and the tenant will be charged back for these services.**
6. Tenants acknowledge that the owners insurance does not cover the tenant's belongings. All tenants must carry renters and at least \$100K liability insurance policy. A copy of the policy must be provided to Vestpro Residential Services.
7. A/C filters must be changed once per month. Change on the first of the month each time you pay rent. If failure of the a/c is due to dirty filters, tenants will be charged for the a/c repair and the filters that are changed. (Your bills are also higher when the filters are dirty)
8. Tenants are responsible for exterminating for all but wood destroying insects. If signs of wood destroying insects are noticed, please contact Property Manager ASAP.
9. Tenants are responsible for testing smoke detectors and replacing batteries as needed.  
Tenants are also responsible for replacing all light bulbs.
10. Tenants may NOT change out any of the locks on the property, it is a violation of the lease. If the locks are found to be changed, tenant will be billed for the cost to change back, and could result in termination of lease.
11. Tenants that would like to get a pet after the start of the lease must contact property Management Company. Owner must accept, pet addendum must be signed and deposit paid prior to bringing the pet onto the property.
12. Vehicles with expired tags or that are inoperable cannot be stored in plain sight on the property. No RV's, boats, trailers or the like can be stored on the property. These vehicles may be towed by the Homeowners Association or by the Management Company at the tenant's expense.
13. Tenants are responsible for wrapping pipes in winter and taking precautions to keep water pipes from freezing and damaging the property.



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14. Some items are included in the home as a bonus but may not be repaired if they break during the term of the lease. These items include washer, dryer, refrigerator, tabletop microwave, sprinkler system, gutters, screens, water softener system, garbage disposal and garage door opener.
15. Some homes do have garage openers but owners do not have the remotes. If the remote is not provided prior to move in, tenant may purchase one at tenant's expense.
16. If home has a group mailbox, mailbox keys will not be provided. It is tenant's responsibility to contact UPS to get a box assigned and rekeyed.  
(Please remember to take a copy of your lease with you.)
17. Tenant acknowledges that during the last 30 days of the lease, property will be listed for sale or lease. Tenant agrees to keep the property in good showing condition and all pets out of the way for showing times. Tenant will be notified by Showing Service prior to showings. Denied showings will result in a charge of \$75.00 for not allowing access to property (in lease). Tenant may waive showing the property the last 30 days by paying an amount equal to one month's rent.
18. Tenant is responsible for correcting any HOA violations. Tenant will be charged \$50 for each violation and will have 3 days to correct. After 3 days, tenant will be charged \$10 for each additional day and could be subject to eviction.
19. This is a non- smoking home, if tenant or any guests of the tenant smokes in the home, tenant is fined an amount of no less than one month's rent.
20. Tenant should not be involved in any illegal activities within the premises or indulge in any unruly behavior which could disturb the neighborhood; these items are basis for eviction.
21. Tenant is responsible for having carpets professionally cleaned at the end of the lease, receipts must be provided to the landlord upon move out.
22. The home must be returned in clean, move in ready condition upon move out or tenant will be charged for the home being professionally cleaned. This includes new air filters and garage and attic clean out (if applicable).
23. Vestpro Residential Services does not normally allow month to month leases. If you are planning on staying the home after your lease expires, please contact Property Manager at least 30 days prior to the end of the lease. In some cases short term leases are available.  
If lease expires and tenant does not returned signed lease extension, the lease will go into a month to month situation and lease amount is increased by \$100 per month.

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Tenants signature

Date