

NETWORK REALTY

Landlord's Rules and Regulations

1. The Property Manager will not perform a walk-through survey prior to move-in. Upon move-in, Resident will be provided a Move-in Inventory and Condition form to be completed by the Resident and returned to Network Realty within 7 days of move-in date. This is for your protection. If the Move-in Inventory and Condition form is not returned to Network Realty, any damage found to the property at the move-out survey will be charged to the Resident.
2. The lighting of pilot lights and furnaces shall be the responsibility of the Resident.
3. Resident is required to carry appropriate renter's insurance, including at least \$100,000 liability.
4. Resident, at the Resident's expense, shall change the Air Conditioning/Heating filter at least monthly. At least every other month tenant shall pour a cup of bleach into the AC condensate line to prevent clogging due to algae growth. Landlord or Landlord's Agent may do inspections at reasonable times to check the condition of the filter. Resident is responsible for any damage to the HVAC system caused by the Resident's negligence.
5. Within 60 days prior to the expiration of the Lease, Landlord may place a sign on the property and have a key available on the premises in a key-safe box to facilitate the showing of the property to prospective buyers and/or Residents by the Landlord or Landlord's agent. The property may be shown at reasonable times after the first attempt to contact the Resident.
6. Refrigerators, water softener/filters, washers, dryers, microwaves, ceiling fans, and garage door openers are courtesy items and shall not be the responsibility of the owner to repair should servicing be necessary. Should one of these items malfunction, the following events may occur:
 - a) Resident may opt to repair the appliance at the Resident's sole expense. Expenditures by the Resident do not give the Resident ownership rights to the item, without expressed written agreement;
 - b) Owner may repair the item;
 - c) Owner may remove the inoperable appliance from the property. Owner is under no obligation to replace any of the above items, if they subsequently become inoperable.
7. Rent shall not be paid in cash, nor will the Landlord or Network Realty accept cash for payment of rent. Rent is due by 9:00 p.m. on the day indicated in your lease.
8. Pest control (for roaches, fleas, etc.) shall be at the expense of the Resident, including, but not limited to, keeping ants out of the air conditioning electrical contacts.
9. All repair requests shall be in writing to Network Realty, with a detailed description of the problem. For Friday-Sunday move-ins, non-emergency maintenance requests cannot be accepted until the following Monday.
10. EMERGENCY REPAIRS: Emergencies are defined in paragraph 18 of your lease and the Texas Property Code (immediate danger to person and/or property). You should first call 911 if appropriate, then call the property manager as soon as possible.
11. Resident is financially responsible for all Resident-caused damage, breakage and/or misuse of all property, both real and personal, that is included in the lease. We will charge you a contractor's fee for all repairs performed that are charged to the resident.
12. Smoking is not allowed inside the leased premises unless agreed to in writing.
13. Resident, at Resident's expense, shall be responsible for repair or maintenance functions to include, but not limited to:
 - a) Resetting of circuit breakers or fuses;
 - b) All plumbing backups (except that caused by tree roots) and frozen pipes;
 - c) Proper septic tank and/or well maintenance;
 - d) Operational maintenance of any water softener, swimming pool and/or hot tub;

