

AMENDMENT TO RESIDENTIAL LEASE

Listing address : 2000 Tramson Drive # 104C, Austin, TX 78741-7086

(Notice – Keller Williams Realty/The Hart Group & listing agent(s) are not property managers for the property listed above.)

Landlord's Name/Address : Steven & Melissa Sogar, 608 Shadowcrest Lane, Coppell, Texas 75019

APPLICATION INSTRUCTIONS

The following must be delivered, all at once, to Amber Hart, Realtor (512-415-9023) at Keller Williams Realty located at 1921 Lohman's Crossing, Suite # 100, Lakeway, TX 78734 in order to be considered for a lease of the property listed above:

- \$45 Application fee (per tenant over the age of 18) in the form of a money order or cashier's check made payable to Amber Hart.
- A completed Residential Lease Application – TAR Form 2003 for each tenant over the age of 18.
- A completed Pet Agreement – TAR Form 2004
(Pets will only be considered if this is submitted with the application(s) & application fee(s).

APPLICATNS REQUIREMENTS AT TIME OF APPROVAL BY LANDLORD

The following must be delivered to Amber Hart, Realtor (512-415-9023) at Keller Williams Realty located at 1921 Lohman's Crossing, Suite # 100, Lakeway, TX 78734 within 48 hours of notification of Tenants approval by Landlord:

- 1st Month's, and if applicable, Pro-Rated Rent in the form of a money order, electronic payment or cashier's check made payable to the Landlord identified above.
- Security deposit in the amount of one month's rent in the form of a money order, electronic payment or cashier's check made payable to Keller Williams Realty.
- Non-refundable pet deposit of \$250, per pet, in the form of a money order, electronic payment or cashiers check made payable to the Landlord identified above.

TENANT'S REQUIREMENTS PER LANDLORDS INSTRUCTIONS

1. Tenants agree to pay a \$10 processing fee to Landlord for correspondence sent to them as a result of a lease violation.
2. Tenants to set up their own utilities: Cable: AT&T Uverse 866-861-6075 , Electric: 512-494-9400, Gas: 800-700-2443, Trash pick up: 512-494-9400, Water: 512-494-9400.
3. Tenants agree to pay the first \$50 of any covered repair, other than repairs enumerated in Paragraph 18(D) of the Residential Lease.

Tenants Initials: _____, _____, _____, _____ & Landlords Initials: _____, _____ Page 1 of 3

4. Tenants agree to replace the HVAC air filters every three months during the lease term with the type of air filters that last for three months. Tenants agree to mail receipts for said air filters to the Landlord within 5 days of the purchase of said air filters.
5. To supplement Paragraph 12(D) of the Residential Lease, Tenants must comply with all rules, ordinances, statutes and other laws affecting the Property, including but not limited to those enforced by the city & by the owner's association. Tenants will reimburse Landlord for any fines or other charges assessed against Landlord for violations by Tenants.
6. Per Paragraph 14 of the Residential Lease, Landlord reserves the right to advertise the Property for sale and to sell the Property at any time during the lease term. During the last 60 days of the lease term, Landlord reserves the right to have an agent attach a keybox to the front door for future tenant showings. Tenants agree to allow Realtors to call them to set up showings, with reasonable notice, during the hours of 9am until 9pm Monday through Sunday, and Tenants agree to leave the Property during showings.
7. To supplement Paragraph 17(A) of the Residential Lease, the current fees imposed by the HOA to replace any of the following are as follows:

Amenity Card/Key: \$100	Community Entry Gate Remote: \$100
Garage Remote: \$100	Property Entry Gate Remote: \$(does not apply)

 Replacement of these items is at cost and the Tenants expense.
8. Per Paragraph 17(F) of the Residential Lease, smoking on the Property is strictly forbidden. If Tenants are in default of this clause, Landlord may exercise remedies under Paragraph 27 of the Residential Lease and will deduct from the security deposit damages to the Property caused by smoking, including but not limited to stains, burns, odors and removal of debris. Tenants agree to pay in full for any and all charges incurred from such damage in excess of the security deposit within 5 days of receipt of invoice from the Landlord.
9. To supplement Paragraph 19 of the Residential Lease, Tenants will pay for repair and/or replacement of security devices necessitated by misuse or damage by the Tenants, members of the Tenants family, occupants or guests, and not caused by normal wear and tear. Misuse of or damage to a security device that occurs during Tenants occupancy is presumed to be caused by the Tenant, a family member, an occupant, or a guest. Texas Property Code Section 92.162(b).

MOVE OUT REQUIREMENTS PER LANDLORDS INSTRUCTIONS

1. Tenants agree to remove all personal items from the interior and exterior of the Property prior to the end of the lease term.
2. Tenants agree to remove any hardware Tenants installed on walls/ceilings for art, shelves, etc. prior to the end of the lease term. Tenants agree to fill in holes with paintable caulk and paint over them with the same color of the wall/ceiling paint.
3. Tenants agree to have the interior of the Property professionally cleaned, including cleaning of all carpets, by an insured local maid service and an insured carpet cleaning service company at the end of the lease term, after removing all personal items (no do it yourself jobs allowed). Tenants agree to mail the receipts for said services to the Landlord no later than 5 days after the service.
4. Upon Tenant’s completion of the move out requirements and prior to the end of the lease term, Tenants agree to deliver the following (as applicable) to Amber Hart, Realtor at Keller Williams: keys, security cards, access cards, fobs, gate remotes, garage door opener remotes and any other item that pertains to the access to the Property and to the amenities.
5. If Tenant fails to comply with any of the move out requirements prior to the end of the lease term, Tenants agree that Landlord is permitted to deduct the fees for said services from the Tenants’ security deposit. If the security deposit does not completely cover the costs of necessary services, Tenants agree o reimburse the Landlord for the difference within 30 days of receiving the invoice from the Landlord.

Tenant Signature	Tenant Printed Name	Date
Tenant Signature	Tenant Printed Name	Date
Tenant Signature	Tenant Printed Name	Date
Tenant Signature	Tenant Printed Name	Date
Landlord Signature	Landlord Printed Name	Date
Landlord Signature	Landlord Printed Name	Date