

# Hill Country Residences

## Addendums and Additional Guidelines

*The following provisions are in addition to the Lease Contract. Any overlap with the Lease Contract is not intentional and, in such case, the lease contract will govern. The provisions are universal to all properties managed by Hill Country Residences and are non-negotiable. If you have any questions regarding the information in this Addendum, contact Hill Country Residences prior to signing as this is a legal and binding document.*

### **1. Requirement of Renters or Liability Insurance Addendum**

#### **1.1. ADDENDUM**

This is an addendum to the Lease Contract executed by you, the resident(s), on the dwelling you have agreed to rent.

#### **1.2. ACKNOWLEDGEMENT CONCERNING INSURANCE OR DAMAGE WAIVER**

You understand that our property or liability insurance may not protect you, your guests or any occupants against loss or damage to personal property or belongings, or cover your liability for loss or damage caused by your actions or those of any occupant of the dwelling or guest. You understand that by not maintaining a renter's or liability insurance policy, you may be liable to others and us for loss or damage caused by your actions or those of any occupant or guest in the dwelling.

You agree to maintain, at your own expense, during the terms of this lease contract and any subsequent renewal periods, a renter's or liability insurance policy satisfying our requirements. Liability insurance does not protect you against loss or damage to your personal property or belongings—only a renter's insurance policy does this. It also does not protect you from losses caused by flooding. Flood insurance is different from renter's insurance. For more information regarding renters or flood insurance, contact the Texas Department of Insurance.

#### **1.3.ELECTION OF INSURANCE COVERAGE OR DAMAGE WAIVER**

You agree to purchase renters or liability insurance, minimum of **\$100,000**, from an insurance company of your choice. If you elect to purchase the required insurance from another company, you will provide us with written proof of compliance with this addendum on or prior to the lease commencement date, and any time we request it. Your insurance company will be required to provide notice to us within 30 days of any cancellation, non-renewal, or other material change in your insurance policy. Please advise us if you are renting temporarily and have a homeowner's policy or if you have a guarantor on your lease with a current homeowner's policy, which may extend coverage to your rental unit. Please check with the homeowner's insurance provider and submit a certificate of coverage to us if the policy provides the coverage required under this lease contract.

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Tenant Initials

X \_\_\_\_\_  
Property Manager Initials

# Hill Country Residences

## Addendums and Additional Guidelines

### 2. *Asbestos Addendum*

#### 2.1. ADDENDUM

This is an addendum to the Lease Contract executed by you, the resident(s), on the dwelling you have agreed to rent.

#### 2.2. ASBESTOS

In most dwellings which were built prior to 1981, asbestos was commonly used as a construction material. In various parts of your dwelling, asbestos materials may have been used in the original construction or in renovations prior to the enactment of federal laws which limit asbestos in certain construction materials.

#### 2.3. FEDERAL RECOMMENDATIONS

The United States Environmental Protection Agency (EPA) has determined that the mere presence of asbestos materials does not pose a health risk to residents and that such materials are safe so long as they are not dislodged or disturbed in a manner that causes the asbestos fibers to be released. Disturbances include sanding, scraping, pounding, or other techniques that produce dust and cause the asbestos particles to become airborne. The EPA does not require that intact asbestos materials be removed. Instead, the law simply requires that we take reasonable precautions to minimize the chance of damage or disturbance of those materials.

#### 2.4. COMMUNITY POLICIES AND RULES

You, your families, other occupants, and guests must not disturb or attach anything to the walls, ceilings, floor tiles, or insulation behind the walls or ceilings in your dwelling unless specifically allowed in owner's rules or community policies that are separately attached to this Lease Contract. The foregoing prevails over other provisions of the Lease Contract to the contrary. Please report any ceiling leaks to management promptly so that pieces of acoustical ceiling material or ceiling tiles do not fall to the floor and get disturbed by people walking on the fallen material.

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Tenant Initials

X \_\_\_\_\_  
Property Manager Initials

# Hill Country Residences

## Addendums and Additional Guidelines

### 3. *Bed Bug Addendum*

#### 3.1. ADDENDUM

This is an addendum to the Lease Contract that you, the resident or residents, signed on the dwelling you have agreed to rent.

#### 3.2. PURPOSE

This addendum modifies the Lease Contract to address any infestation of bed bugs (*Cimex lectularius*) that might be found in the dwelling or on your personal property. We will rely on representations that you make to us in this addendum.

#### 3.3. INSPECTION

We are not aware of any current evidence of bed bugs or bed-bug infestation in the dwelling. You must inspect the dwelling within 48 hours after moving in or signing this addendum and notify us of any bed bugs or bed-bug infestation.

#### 3.4. ACCESS FOR INSPECTION AND PEST TREATMENT

You must allow us and our pest-control agents access to the dwelling at reasonable times to inspect for or treat bed bugs. You and your family members, occupants, guests, and invitees must cooperate and not interfere with inspections or treatments. We have the right to select any licensed pest-control professional to treat the dwelling and building. We can select the method of treating the dwelling, building, and common areas for bed bugs. We can also inspect and treat adjacent or neighboring dwellings to the infestation, even if those dwellings are not the source or cause of the known infestation. Simultaneously as we treat the dwelling, you must, at your expense, have your personal property, furniture, clothing, and possessions treated according to accepted treatment methods by a licensed pest-control firm that we approve. If you fail to do so, you will be in default and we will have the right to terminate your right of occupancy and exercise all rights and remedies under the Lease Contract. You agree not to treat the dwelling for a bed-bug infestation on your own.

#### 3.5. NOTIFICATION

You must promptly notify us:

- Of any known or suspected bed-bug infestation or presence in the dwelling, or in any of your clothing, furniture, or personal property;
- Of any recurring or unexplained bites, stings, irritations, or sores on the skin or body that you believe are caused by bed bugs, or by any condition or pest you believe is in the dwelling;
- If you discover any condition or evidence that might indicate the presence or infestation of bed bugs, or if you receive any confirmation of bed-bug presence by a licensed pest-control professional or other authoritative source.

#### 3.6. COOPERATION

If we confirm the presence or infestation of bed bugs, you must cooperate and coordinate with us and our pest control agents for treatments. You must follow all directions from us or our agents to clean and treat the dwelling and buildings that are infested. You must remove or destroy personal property that cannot be treated or cleaned before we treat the dwelling. Any items you remove from the dwelling must be disposed of off site and not in the property's trash receptacles. If we confirm the presence or infestation of bed bugs in your dwelling, we have the right to require you to temporarily vacate the dwelling and remove all furniture, clothing, and personal belongings so we can perform pest-control services. If you don't cooperate with us, you will be in default and we will have the right to terminate your right of occupancy and exercise all rights and remedies under the Lease Contract.

#### 3.7. RESPONSIBILITIES

You may be required to pay all reasonable costs of cleaning and pest-control treatments incurred by us to treat your dwelling unit for bed bugs. If we confirm the presence or infestation of bed bugs after you move out, you may be responsible for the cost of cleaning and pest control. If we have to move other residents in order to treat adjoining or neighboring dwellings to your dwelling unit, you may have to pay any lost rental income and other expenses we incur to relocate the neighboring residents and to clean and perform pest control treatments to eradicate infestations in other dwellings. If you don't pay us for any costs you are liable for, you will be in default and we will have the right to terminate your right of occupancy and exercise all rights and remedies under the Lease Contract, and we may take immediate possession of the dwelling. If you don't move out after your right of occupancy has been terminated, you will be liable for holdover rent under the Lease Contract.

#### 3.8. TRANSFERS

If we allow you to transfer to another dwelling in the community because of the presence of bed bugs, you must have your personal property and possessions treated according to accepted treatment methods or procedures established by a licensed pest-control professional. You must provide proof of such cleaning and treatment to our satisfaction.

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Tenant Initials

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Property Manager Initials

# Hill Country Residences

## Addendums and Additional Guidelines

### 4. *NO Smoking Policy*

#### 4.1.NO SMOKING POLICY-LEASE ADDENDUM

Tenant and all members of Tenant's family or household are parties to a written lease with the Landlord (the Lease). The following additional terms, conditions and rules are hereby incorporated into the Lease. A breach of this Lease Addendum shall give each party all the rights contained herein, as well as the rights in the Property Rules and the Lease.

#### 4.2. PURPOSE OF NO SMOKING POLICY

The parties desire to mitigate

- The irritation and known health effects of secondhand smoke;
- The increased maintenance, cleaning, and redecorating costs from smoking;
- The increased risk of fire from smoking; and
- The higher costs of fire insurance for a non-smoke-free building

#### 4.3. DEFINITION OF SMOKING

The term "smoking" means inhaling, exhaling, breathing, or carrying any lighted cigar, cigarette, or other tobacco product or similar lighted product in any manner or in any form.

#### 4.4. SMOKE FREE COMPLEX

Tenant agrees and acknowledges that the premises to be occupied by Tenant and members of Tenant's household have been designated as a smoke-free living environment. Tenant and members of Tenant's household shall not smoke anywhere in the unit rented by Tenant, or the building where the Tenant's dwelling is located or in or within 25 feet of any of the common areas such as stairwells, patios, playgrounds, laundry rooms, office, and community room of the rental community, nor shall Tenant permit any guests or visitors under the control of Tenant to do so.

#### 4.5.TENANT TO PROMOTE NO-SMOKING POLICY AND TO ALERT LANDLORD OF VIOLATIONS

Tenants shall inform Tenant's guests of the no- smoking policy. Further, Tenant shall promptly give Landlord a written statement of any incident where tobacco smoke is migrating into the Tenant's unit from sources outside of the Tenant's apartment unit.

#### 4.6.EFFECT OF BREACH

If the tenant, or tenants guests, violate the no-smoking policy the tenant shall be charged a **\$200** lease violation fee and must reimburse Landlord for any and all expenses incurred to restore the unit to a smoke free condition, this can include, but is not limited to, a full paint of the entire unit, professional cleaning services, carpet cleaning/replacement.

#### 4.7.DISCLAIMER BY LANDLORD

Tenant acknowledges that Landlord's adoption of a smoke free living environment, and the efforts to designate the rental complex as smoke-free, does not in any way change the standard of care that the Landlord or managing agent would have to a Tenant household to render buildings and premises designated as smoke free any safer, more habitable, or improved in terms of air quality standards than any other rental premises. Landlord specifically disclaims any implied or express warranties that the building, common areas, or Tenant's premises will have any higher or improved air quality standards than any other rental property. Landlords cannot and do not warranty or promise that the rental premises or common areas will be free from secondhand smoke. Tenant acknowledges that Landlord's ability to police, monitor, or enforce the agreements of this Addendum is dependent in significant part on voluntary compliance by Tenant and Tenant's guests. Tenants with respiratory ailments, allergies, or any other physical or mental condition relating to smoke are put on notice that Landlord does not assume any higher duty of care to enforce this Addendum than any other landlord obligation under the Lease and Rules.

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Tenant Initials

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Property Manager Initials

# Hill Country Residences

## Addendums and Additional Guidelines

### 5. *Maintenance Policy*

#### 5.1.MAINTENANCE REQUESTS

To submit all non-emergency maintenance requests, please visit our website at <https://austinpropertymgmt.com/>. This policy is designed to eliminate any disputes regarding the scope and timing of repair requests. We are committed to addressing all maintenance requests fairly and expeditiously. Utilizing online repair requests allows us to maintain a comprehensive record for reference, facilitating easy access to tenant and property history. Please note that tenants will be held financially responsible for any damage they cause. If maintenance personnel are locked out of the property due to a deadbolt being engaged and no response at the door after a work order has been submitted, a trip fee of **\$150** will be charged to cover the vendor's invoice for the missed appointment.

Emergency situations, including uncontrollable water, fire, smoke, gas leaks, explosions, and overflowing sewage, must be reported immediately to both our office and 911. Please be aware that HVAC-related requests do not qualify as emergencies.

If the emergency line is contacted for non-emergency issues, a minimum after-hours service fee of **\$150** may be charged, in addition to the cost of the service. For all emergency maintenance requests, please contact **512-560-6993**.

We reserve the right to charge **\$150** for any repair deemed necessary or for excessive trip charges. While we are happy to fulfill all legitimate repair requests, we have observed that a small percentage of tenants may submit requests in a manner that incurs significant trip charges. If a tenant submits multiple minor repair requests in succession, we will charge **\$150** for each request to encourage the consolidation of repair requests and promote reasonable behavior.

#### 5.2.UNIT ENTRY

Hill Country Residences personnel, along with preferred vendors, will have access to the unit for necessary repairs. All repairs will be conducted during normal business hours, from 8:30 AM to 5:30 PM, unless an urgent situation arises. If the tenant is unavailable to grant access at the scheduled time, the vendor or management may enter the unit to complete the repair.

#### 5.3.TENANT RESPONSIBILITIES (include but not limited to)

- Regularly check and maintain all smoke detectors, including battery replacement.
- Address plumbing stoppages in commodes, garbage disposals, sinks, tub drains, etc.
- Change air conditioning filters monthly.
- Replace light bulbs, including fluorescent bulbs.
- Ensure that only toilet paper is flushed down the commode; do not use cleaners or deodorizers that are inserted into the tank, as they may damage the rubber flapper.

To prevent clogged drains:

- Remove hair from the tub and sink drains regularly.
- Boil a large pot of water and pour it down the drain.
- Use bleach and water to help clear stoppages, allowing it to sit before adding more boiling water.
- Utilize a plunger or Draino (or a bleach and water mixture) to attempt to unclog the drain.
- Check the toilet tank to ensure the chain is properly connected and functioning.
- Remove any foreign objects and keep the area dry until maintenance arrives.
- It is your responsibility to clean up any water resulting from flooding on tile or hardwood floors. If necessary, water extraction services will be provided.

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# Hill Country Residences

## Addendums and Additional Guidelines

### 5.4. AIR CONDITIONING AND HEATER (HVAC)

As stipulated in your lease contract, it is mandatory to change your air conditioning filter monthly. Failure to do so may result in costly repairs. When leaving for the day, adjust your A/C temperature by 5-6 degrees higher or lower than usual, depending on the season. Completely turning off the unit is less energy efficient and may lead to higher costs. If your A/C is leaking, please turn it off immediately, as the line may be frozen and will require defrosting before any contractor can service it.

If your A/C or heater malfunctions:

- First, check your breaker box, as breakers may trip due to excessive appliance use.
- If ice is present inside or outside the unit, turn off the unit and submit a maintenance request.
- HVAC issues are considered non-emergencies; however, we will strive to resolve them as quickly as possible.

### 5.5. GARBAGE DISPOSAL

Do not dispose of shellfish or potato peelings in the garbage disposal. Do not dispose of oil or grease, as these substances can clog pipes. Exercise caution with items such as rags, bottle caps, silverware, and shot glasses, which may cause the disposal to malfunction. Never use Draino or similar products in the garbage disposal. If the disposal is damaged beyond repair due to tenant negligence, the tenant will be responsible for all associated replacement costs.

### 5.6. WASHER/DRYER

Washers and dryers provided in the units are a courtesy from the owner, and residents are responsible for their maintenance. Please ensure that the dryer lint trap is cleaned with each load and avoid overloading the machines.

If your washer or dryer stops functioning:

- Check the exhaust pipe behind the dryer for any crimping that may impede drying.
- Ensure the lint trap is clear, as a full trap will prevent proper drying.
- Verify that your washing machine is balanced, as unbalanced loads can affect performance.

### 5.7. DISHWASHER

Only use soap specifically designed for dishwashers. Do not interrupt the dishwasher mid-cycle. Always rinse dishes thoroughly before loading, as excess food can lead to plumbing stoppages.

If your dishwasher is not functioning properly:

- Check the switch near the sink next to the disposal that operates the dishwasher; if it is off, the dishwasher will not work.
- If you have stopped the dishwasher mid-cycle, drain any water before restarting.
- Ensure there is no food debris at the bottom of the dishwasher that could cause stoppages.
- Thank you for your attention to these important maintenance policies and responsibilities.

# Hill Country Residences

## Addendums and Additional Guidelines

### 6. Management General Policies

#### 6.1. RENT PAYMENTS

Rent payments are due on the 1st of each month, with a grace period extending until the 3rd. Payments are considered late on the 4th. All payments must include any outstanding account balances. Please ensure that your address is clearly noted on the check or money order submitted. All payments should be made payable to Hill Country Residences

Refer to lease for accepted payment forms. All rent payments must be made online or mailed to:

Hill Country Residences  
108 Wild Basin Rd, Suite 250  
Austin, TX 78746

#### 6.2. TRANSACTION FEES

##### *MRA Fee:*

A monthly fee of **\$15** for MRA (Management and Administrative Services) will be applied to your account in addition to your regular rent. This fee serves as an administrative charge and is non-negotiable. Please be aware that if you choose not to sign the lease due to disagreement with this fee, your application will be denied, and the application fee will be forfeited.

##### *Payment Processing Fees:*

Management is unable to modify the transaction fees associated with payment processing. These fees are generated directly by the payment software and, as such, cannot be waived or adjusted.

##### *NSF Fees:*

The returned check fee (NSF) specified in the Lease is non-negotiable, as it is a charge imposed by the banking institution.

##### *Late Fees:*

- For rental fees under \$2,000 per month: An initial late charge of **\$50.00, plus \$10.00 for each additional day** that rent remains unpaid (fees are subject to change).
- For rental fees over \$2,000 per month: An initial late charge of **\$100.00, plus \$20.00 for each additional day** that rent remains unpaid (fees are subject to change).

#### 6.3. PROPERTY MANAGEMENT APPOINTMENTS

All inquiries and concerns regarding property management must be addressed via email correspondence or through a scheduled appointment with the property manager. Walk-in visits will not be accommodated. Phone inquiries will be directed to email for efficiency and documentation purposes.

#### 6.4. PRE-LEASING

Residents agree to allow their unit to be shown for pre-leasing with agents providing a minimum of one hour's notice. If you are considering renewing your lease for the following year, please notify us as soon as possible. If a pre-lease application is received for your unit and you have not signed a renewal, we will proceed with the pre-lease application. A fine of **\$75.00** will be imposed for each occurrence if you refuse to allow agents to show your unit for pre-leasing.

#### 6.5. UNIT INSPECTIONS

Tenants agree to bi-annual inspections of the unit at the discretion of the landlord. Tenants will be notified at least 24 hours in advance to schedule the inspection. Management reserves the right to clean the unit or request the removal of trash to protect the property from damage, with any associated costs charged to the residents.

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Tenant Initials

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# Hill Country Residences

## Addendums and Additional Guidelines

### 6.6. SUBLETTING/LEASE CHANGES

All requests for subletting or lease changes are subject to the landlord's approval, and the landlord reserves the right to deny any such requests at their discretion. To sublet your apartment or make any changes to your lease, the applicant must complete an application, pay the application fee (per person, including the guarantor), and meet all required qualifications. A **\$300** administration fee will be charged for processing a sublease or any changes to the lease after it has been executed. Upon approval of the application, all terms of the lease will transfer to the new tenant, including the deposit, which must be settled between the tenant and the sublessee. If you choose to work with a Realty Pros of Austin agent, we will hold a payment equivalent to 85% of the first month's rent, in addition to the \$300 administration fee (Reletting Option).

### 6.7. PARKING

Hill Country Residences will provide parking stickers for select properties, which must be affixed to the passenger front windshield at all times for visibility to towing personnel. Tenants will receive the number of stickers specified in the lease, and lost stickers will not be replaced. If a tenant acquires a new vehicle, proof of ownership is required prior to issuing a new sticker. Hill Country Residences is **NOT** liable for towing expenses incurred if a tenant parks in the lot without a sticker.

### 6.8. TRASH

All garbage must be disposed of in the designated trash dumpsters provided by the Homeowners Association or apartment complex. Individuals found dumping trash in or around the complex or leaving it in front of their unit will incur a fine of **\$100**, in addition to any fees imposed by the city or Homeowners Association.

### 6.9. PET POLICY

All pets must be authorized by Hill Country Residences. Unauthorized pets found on the property may be removed. The applicable fees are as follows:

|                    | Cat:             | Dog:             |
|--------------------|------------------|------------------|
| Refundable Deposit | \$250.00 per Cat | \$250.00 per Dog |
| Non-refundable Fee | \$250.00 per Cat | \$250.00 per Dog |

Aggressive breeds are prohibited, including but not limited to: Pit Bull Terriers, Staffordshire Terriers, Rottweilers, German Shepherds, Presa Canarios, Chow Chows, Doberman Pinschers, Akitas, Wolf-Hybrids, Cane Corsos, Great Danes, Alaskan Malamutes, Siberian Huskies, and any mixed breeds of the aforementioned. A weight limit of 50 lbs applies. Tenants must notify management of service animals; no deposit or fee will be required, provided proper documentation is submitted.

### 6.10. LOCKOUT PROCEDURES

If tenants are locked out of their unit during normal business hours (Monday-Friday, 9 AM - 5 PM), they may submit a maintenance request online for a lock change, incurring a **\$100** lockout fee. For lockouts occurring after hours, tenants must contact a locksmith and are responsible for all associated fees. A key copy must be provided to management. If a smart Kwikset lock is removed, a new smart Kwikset lock must be installed. If maintenance is called out for a lockout after hours, a fee of **\$150** will be charged.

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# Hill Country Residences

## Addendums and Additional Guidelines

### 6.11. UTILITIES

Tenants are responsible for activating utilities on the day their lease begins. Failure to set up utilities will result in a **\$75** lease violation fee + the applicable usage. This includes electric, gas, trash, and water services. To ensure a smooth transition, please arrange for utility services to be activated at least one week prior to your move-in date, as setup may take several days. Each resident must provide their utility account numbers to receive keys. Keys will not be issued until all relevant utility account numbers are provided to management.

In the event of any utility disruptions, tenants are encouraged to contact the appropriate utility company directly before submitting a maintenance request.

As stipulated in the lease contract, utilities must remain active for seven (7) days following move-out.

### 6.12. HOA (Homeowner's Association, if applicable)

Any fines imposed on the property owner by the homeowner's association due to violations caused by the tenant or their guests must be reimbursed promptly by the tenant through the online portal. Failure to remit payment within 10 days of receiving written notice from the owner, HOA, or management will result in a late penalty of **\$25**. If the fine remains unpaid and incurs additional late charges or fines, the tenant will be responsible for all associated costs.

### 6.13. PATIOS AND BALCONIES

The use or storage of BBQ pits, grills, or smokers on patios or balconies is strictly prohibited. When in use, such items must be positioned at least 30 feet away from the building. Violations may result in a fine of \$1,000.00 imposed by the Fire Department. Residents are required to keep their balconies and patios free of trash and debris; trash must never be left outside the unit. Additional items may be removed at the discretion of the property manager.

### 6.14. YARD MAINTENANCE

Hill Country Residences is not responsible for yard maintenance unless specified in your lease. Tenants are responsible for the upkeep of patios, decks, backyards, and any landscaping. A warning will be issued for any violations. If violations persist, management will complete the necessary work and charge tenants for the cost of maintenance, plus a violation fee of **\$75.00**. If you wish for us to send someone to complete the work, please submit a work order, and we will charge your ledger accordingly.

### 6.15. PEST CONTROL

Management does not provide pest control services. Tenants are responsible for managing pest control issues, including but not limited to ants, fleas, wasps, gnats, and roaches.

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# Hill Country Residences

## Addendums and Additional Guidelines

### 6.16. PAYMENT OF REPAIR COSTS

Except as otherwise specified in this lease, Hill Country Residences will cover the costs to repair or remedy conditions in the property that requires attention. This includes, but is not limited to, repairs to the following items **not caused by tenant or tenant's negligence**:

- Heating and air conditioning systems;
- Water heaters; or
- Water penetration from structural defects.

Hill Country Residences will **NOT** pay to repair the following items:

- Conditions caused by tenant, occupant, or any guest or invitee of tenant;
- Damage to doors, windows, and screens caused by tenant or any guest;
- Damage from windows or doors left open by tenant, or any guest;
- Damage caused by tenant, or any guest to waste water stoppages caused by foreign or improper objects in lines that exclusively serve the property;
- Items that are cosmetic in nature with no impact on the functionality or use of the item, up to the owner's discretion.
- The owner does not warranty or repair ice makers.
- Maintenance requests that are not critical to the livability of the property (such as requests for flooring, painting, or cleaning) may be denied.

### 6.17. CHARGES & FINES

The following minimum fines will be imposed:

|                                              |                                    |
|----------------------------------------------|------------------------------------|
| Any Lease Violation                          | \$75.00                            |
| Mailbox Lock Replacement                     | \$75.00                            |
| Front Door Lock Replacement                  | \$75.00                            |
| August Smart Lock Replacement                | \$200.00                           |
| Tenant or Guest Found on Roof                | \$500.00 per person per occurrence |
| Pet in Community Pool/Pool Area              | \$100.00 per occurrence            |
| Replacing Locks Changed by Tenant            | \$150.00 Per Lock                  |
| Repairs for Tenant Caused Plumbing Stoppages | \$75.00 + Labor                    |
| Additional People Found Living in Dwelling   | \$200.00 per occurrence            |
| Unauthorized Animal in Dwelling              | \$100.00 per occurrence            |

### 6.18. SMOKE DETECTORS

Smoke detectors must not be disconnected for any reason. Disconnecting smoke detectors constitutes a direct violation of your lease and applicable law. A fine of \$250.00 will be imposed for each disconnected smoke detector. Tenants are responsible for changing smoke detector batteries. For any other issues regarding smoke detector functionality, please submit a maintenance request, and management will arrange for replacements.

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## Addendums and Additional Guidelines

### 6.19. MOVE-OUT POLICY

Upon move-out, housekeeping and steam cleaning charges will be automatically deducted from the security deposit. This applies regardless of whether the tenant utilizes their own maid service, steam cleaning service, or performs the cleaning themselves.

The standard deductions for professional maid services are detailed below and may be subject to additional charges as deemed necessary:

| Housekeeping      |               | Carpet Steam Cleaning |               |
|-------------------|---------------|-----------------------|---------------|
| Studio/Efficiency | \$200.00      | Studio/Efficiency     | \$200.00      |
| One Bedroom       | \$250.00      | One Room              | \$250.00      |
| Two Bedroom       | \$300.00      | Two Rooms             | \$325.00      |
| Three Bedroom     | \$350.00      | Three Rooms           | \$375.00      |
| Four Bedroom & Up | \$400.00 & Up | Four Rooms & Up       | \$450.00 & Up |
|                   |               | Stairs                | \$125.00      |

Additional Standard Deductions:

| Item                              | Charge/Deduction                 |
|-----------------------------------|----------------------------------|
| Light Bulbs                       | \$20.00 EACH                     |
| Drip Pans                         | Market Price + Labor             |
| AC Filter                         | \$50.00 EACH                     |
| Broken/Disabled Smoke Detector    | \$75.00                          |
| Missing Mailbox or Door Keys      | \$75.00 per missing key          |
| Missing Parking Openers/Cards     | \$100.00 per missing opener/card |
| Wall Damage                       | \$200.00 & up                    |
| Broken Windows or Window Screens  | Market Price + Labor             |
| Burned or Severely Damaged Carpet | Market Price + Labor             |
| Trash Removal                     | \$250.00 & Up                    |
| Full Paint                        | \$850.00 & Up                    |
| Heavy Touch Up Paint              | \$450.00 & Up                    |
| Light-Medium Touch Up Paint       | \$350.00 & Up                    |
| Landscaping/Yard Work             | \$200.00 & Up                    |
| Mattress & Furniture Removal      | \$85.00 per item                 |
| Damaged appliances                | Market price + Labor             |

In the event of excessive damage to the unit or the presence of broken or missing items, management reserves the right to deduct any additional costs from the security deposit.

All utilities must remain active for a minimum of seven (7) days following the move-out date. Units that do not maintain utility service during this period will incur a fine of **\$100.**

### 6.20. SECURITY DEPOSIT RETURN

Security deposits will be returned within 30 days of the tenant's move-out date. The security deposit will be issued in a single payment made out to one tenant. A forwarding address request will be sent upon move-out for the tenant to specify the recipient and mailing address. In cases of partial move-out or subleasing, a forwarding address form will not be issued, as the deposit will remain on file until all tenants' leases have concluded. For partial renewals, incoming tenants will coordinate deposit arrangements with outgoing tenants, while the original deposit amount remains on file. Management will not take any action regarding deposits for partial move-outs, subleases, or partial renewals. Please note that the security deposit does not cover last month's rent. Tenants are responsible for paying the cleaning and carpet cleaning fees as outlined above from their security deposit.

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Tenant Initials

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# Hill Country Residences

## Addendums and Additional Guidelines

### 7. *ARBITRATION AGREEMENT*

Residents acknowledge that the Lease Agreement is subject to binding arbitration under the Texas Arbitration Act. All claims, demands, disputes, controversies and differences that may arise between the parties to this agreement of whatever nature or kind shall upon demand from either party, be submitted to binding arbitration and such arbitration shall be governed by the provisions of the Texas Arbitration Act. Where provisions of this agreement vary or conflict with any other provision, the provisions of this agreement shall prevail.

ALL RESIDENTS HAVE READ AND UNDERSTAND THE ABOVE RULES, REGULATIONS AND ADDENDUMS.

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| Tenant Signature | Date Signed |
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X \_\_\_\_\_  
Tenant Initials

X \_\_\_\_\_  
Property Manager Initials