

Owner's Rules & Policies Lease Addendum

This is an addendum to your Residential Lease Contract. This document is a part of your lease contract and supersedes any conflicting provisions and rules on the Residential Lease Contract. Failure to comply may result in lease termination and eviction.

Rent:	Payable to: Vintage Tyler Properties, LLC, 2728 Old Bullard Rd., Tyler, TX 75701 Online payments through Apartments.com are preferred. Rent due on the 1 st . 5 day grace period for payments. \$40 late fee. Returned check fee is \$35.
Occupants:	Do not take on a roommate without manager's consent. Occupancy limit: 2 people per bedroom with exception of infants under approximately 12 months.
Pets:	Pets are allowed only by permission. See Pet Agreement for full rules.
Utilities:	You are responsible for all utilities and may not have them shut-off prior to your lease expiring.
Trash pick up:	Monday and Thursday place at curb. Do not leave garbage can at curb.
Yard Care:	Lawn mowing is furnished. Please water yard as needed. Keep outside areas neat and free of trash. Flower beds/shrubs are for tenant upkeep. Do not leave lawn furniture out.
Plumbing:	Unless you have a garbage disposal, do not put any food into sink. Use garbage can for disposal. Never put grease or oil down ANY sink, with or without a garbage disposal. Do not flush feminine hygiene products, baby wipes, paper towels or flushable wipes down toilet. When the outside temperature is below 30°, leave the faucets dripping, cabinet doors open and thermostat above 50 °. Tenant is responsible for plumbing costs if rules are not followed.
Air/Heat/Filter:	Central heat is natural gas with electric ignition and no pilot. You are responsible for replacing air filter in ceiling every 1-2 months . This will keep unit operating efficiently and lower utility bills . You will be responsible for repairs if not properly changed. <u>Your unit will stop working if you don't change the filter!</u>
Smoke Detectors:	You should test smoke detectors regularly . Do not disable smoke detectors!
Insurance:	It is recommended that you purchase renters insurance . Your contents are not covered by our insurance.
Parking:	Do not block common drive areas. No parking in front or side yard.
Painting:	Absolutely no painting of walls, trim, doors, cabinets, exteriors, etc. <u>If you paint our building, it may result in loss of full deposit!</u>
No Smoking:	No smoking or vaping inside the building at any time! No smoking on common porches. Do not discard cigarette butts in yard. Also, <u>NO INCENSE</u> is to be burned in the house. Its smell sticks to surfaces just as much as cigarette smoke.
Move-out:	A minimum of 30 days written notice must be given prior to moving out. A move-out notice does NOT release you from your contractual obligation if your lease has not expired unless you use our Lease Buy-Out option.
Conduct:	Remember, you are living in a DUPLEX. Your neighbors can hear loud noises through the walls! We expect tenant conduct to be respectful of your neighbors and management. Loud music or television is prohibited. No "garage bands." Criminal and violent behavior is not tolerated, including any drug activity. See paragraph 20 in your lease contract for more detail. Quiet hours are from 10 pm to 6 am. Do not leave children or pets outside unattended.
As-is:	You are accepting this unit "as-is" except for conditions materially affecting the health or safety of ordinary persons. Repair requests must be submitted in writing, unless an emergency, and at cost to the resident if caused by the resident, guest(s), or negligence, to be determined by management.