Informational template — not legal advice.
This free Texas residential lease template is provided for general informational and educational use. Honestkey is not a law firm and does not provide legal advice. Landlord-tenant law changes and varies by city and situation; a template cannot cover every case. Before you use this document, have it reviewed by a licensed attorney in Texas and confirm every blank, amount, and required disclosure is complete and current. Using this template does not create an attorney-client relationship.

Residential Lease Agreement

State of Texas

Homes this form does not cover

This form was not written for manufactured or mobile homes, condominiums or co-ops, or subsidized housing.

Key terms

Home: _____

Landlord: _____

Tenant: _____

Term: From _____ to _____, or month to month

Rent: $_____ a month, due on the _____ day

Security deposit: $_____

Late fee: See Late fee below

Utilities Tenant pays: _____

1. Who this lease is between

This lease is between _____ ("Landlord") and _____ ("Tenant"). If more than one person signs as Tenant, "Tenant" means each of them.

Tenant's phone: _____.

2. Owner, manager and legal papers

Landlord's mailing address is _____.

Landlord's phone number is _____.

Landlord's email is _____.

Who owns the home (tick one):

☐ Landlord signs this lease as property manager or agent for the owner: _____, _____.

☐ Landlord owns the home.

The person who accepts notices and legal papers for Landlord is _____, at

_____. Landlord will tell Tenant in writing if any of these details change.

3. Emergency and repairs contact

In an emergency, call 911 first if anyone is in danger. The emergency contact for an urgent problem with the home, such as a burst pipe or no heat in cold weather, is _____, at any hour.

Send repair requests to _____.

4. Who lives in the home

The people who sign as Tenant and these other people may live in the home: _____. No more than _____ people may live in the home.

A child born to, adopted by or placed with Tenant during this lease may live in the home. Tenant will tell Landlord so this list stays correct.

5. The home

Landlord rents to Tenant the home at _____, in Texas (the "Home"). Tenant may also use any shared areas of the property that are meant for tenants, such as hallways, laundry rooms and yards, subject to the rules in this lease.

6. How long this lease lasts

Length of this lease (tick one):

☐ This lease starts on _____ and ends on _____.

☐ This lease starts on _____ and continues month to month until one side ends it as this lease describes.

If the Home is not ready for Tenant on the start date, Tenant owes no rent until it is. If it is still not ready 7 days after the start date, Tenant may cancel this lease in writing and get back everything Tenant has paid. Tenant keeps any other right the law gives in this situation.

7. When the term ends

When the fixed term ends (tick one):

☐ When the term ends, this lease continues month to month on the same terms unless either side has given the notice this lease requires.

☐ This lease ends on the end date and Tenant will move out by that day.

☐ This lease ends on the end date unless both sides sign a renewal.

If Tenant stays after this lease has ended without Landlord's agreement, Tenant owes rent for each day of the stay at this lease's daily rate, and Landlord may use the process the law allows to regain the Home.

8. Rent

Rent is $_____ a month, due in advance on the _____ day of each month. Tenant does not need a reminder to pay it.

If the due day is a Saturday, Sunday or legal holiday, rent received on the next business day is on time.

Pay rent to _____ at _____.

9. How to pay

Tenant may pay rent by:_____.

Paying online (tick one):

☐ Rent cannot be paid online.

☐ Tenant may pay rent online with no fee.

☐ Tenant may pay rent online. Paying online is optional, and the fee of_____ applies only to a payment Tenant chooses to make that way. It is not part of the rent.

10. First month's rent

If this lease starts after the first day of a month, the first payment covers only the days from the start date to the end of that month: $_____. If no amount is written here, the full rent is due from the start.

11. Late fee

If rent is not received within _____ days after the due date, Tenant owes a late fee of _____. The fee is charged once for each late payment and is never added to another late fee. No late fee is owed on rent Tenant lawfully withholds. If no amount is written here, no late fee is charged.

Whatever number of days is written above, Landlord will not charge a late fee until some part of the rent has stayed unpaid for two full days after the date it was originally due. Landlord will charge only a reasonable late fee. A fee that is not more than 12 percent of the rent for the rental period, for a Home in a building with four or fewer dwelling units, or 10 percent, for a Home in a building with more than four, is reasonable. A larger fee is charged only up to Landlord's uncertain damages from the late payment.

If the late fee has an initial charge and a daily charge, the two together count as one late fee.

12. Returned payments

If a check or other payment is returned unpaid, Tenant owes a returned-payment fee of $_____, and still owes the payment itself. If no amount is written here, no returned-payment fee is charged.

13. Partial payments

Partial payments (tick one):

☐ Landlord does not have to accept less than the full amount due. There is no charge for offering a partial payment.

☐ Landlord accepts partial payments, with no extra charge. Tenant still owes the rest by the due date.

A payment goes first to the oldest rent owed, then to other amounts owed. Accepting a partial payment does not cancel what is still owed, and does not give up any right unless Landlord agrees in writing or the law says otherwise.

14. Other fees

Any other fee is listed here, with what it is for. If nothing is written here, this lease requires no other fee.

Fee: _____ Amount: $_____ ☐ each month ☐ one time, refundable ☐ one time, not refundable
It is for: _____

Fee: _____ Amount: $_____ ☐ each month ☐ one time, refundable ☐ one time, not refundable

It is for: _____

Fee: _____ Amount: $_____ ☐ each month ☐ one time, refundable ☐ one time, not refundable
It is for: _____

15. What is due at move-in

Due before Tenant moves in. If no amount is written on a line, nothing is due for it.

First month's rent: $_____

Security deposit: $_____

Pet deposit: $_____

Key deposit: $_____

Last month's rent paid up front: $_____

Other: $_____

Total due at move-in: $_____

16. Security deposit

Tenant pays a security deposit of $_____. It remains Tenant's money, held against what Tenant may owe at the end of this lease. It is not rent, and Tenant may not use it as the last month's rent unless Landlord agrees in writing.

Landlord may keep from the deposit only what the law allows, which can include unpaid rent, the cost of repairing damage beyond normal wear and tear, and reasonable cleaning needed to return the Home to its move-in condition, apart from normal wear and tear.

Tenant gets back the rest. To speed that up, Tenant should give Landlord a forwarding address in writing when moving out. Any other deposit this lease lists is handled the same way. Where the law limits deposits, it may count toward that limit.

Landlord will refund the deposit on or before the 30th day after the day Tenant surrenders the Home. Landlord does not have to return the deposit or give the written description of deductions until Tenant gives Landlord a written statement of Tenant's forwarding address for the refund. Tenant does not lose the right to the refund or to the description merely by not giving a forwarding address.

Landlord will not keep any part of the deposit to cover normal wear and tear. If Landlord keeps all or part of the deposit, Landlord will give Tenant the balance, if any, with a written description and itemized list of all deductions.

17. Where the deposit is held

Landlord will hold and account for the deposit as Texas law requires.

18. Rent increases

During a fixed term, rent stays the same unless both sides agree in writing.

In a month-to-month tenancy, or at renewal, Landlord may raise the rent only by giving Tenant written notice before the new rent starts, and at least as far ahead as any period the law sets.

19. Using the home

The Home is Tenant's private home. Quiet work from home that brings no customers, signs or extra traffic is fine. Any other business use needs Landlord's written agreement.

20. Guests

Guests are welcome. A guest who stays more than _____ days in a row becomes someone who lives in the Home, and needs Landlord's written agreement first, which will not be unreasonably refused. Tenant is responsible for how guests behave and for any damage they cause.

21. Subletting and transfer

Tenant may not sublet the Home or transfer this lease without Landlord's written agreement. Landlord will consider each request fairly and answer in writing within a reasonable time.

22. Short-term rentals

Tenant may not rent out the Home or any room for short stays, through a listing site or otherwise, without Landlord's written agreement.

23. Everyone is responsible together

Each person who signs as Tenant is responsible for all of what this lease requires, including the whole rent, and not only a share. Landlord may ask any one of them, or all of them, for what is owed. This does not take away any right the law gives a person to leave a lease early, or to be released from it.

24. Pets

Pets (tick one):

☐ No pets may live in or visit the Home without Landlord's written agreement.

☐ These pets may live in the Home: _____. Tenant will keep them under control, clean up after them and pay for any damage they cause beyond normal wear and tear.

If pets are allowed: the pet deposit is $_____ and pet rent is $_____ a month. If no amount is written here, none is charged. A pet deposit is handled like the security deposit. Where the law limits deposits, it may count toward that limit.

25. Assistance animals

An assistance animal for a person with a disability is not a pet. The pet rules, pet deposits and pet rent do not apply to it, though Tenant may be responsible for damage it causes, as the law provides. Landlord will consider requests as fair-housing law requires.

26. Smoking and vaping

Smoking and vaping (tick one):

☐ No one may smoke or vape anything inside the Home, on its balconies or patios, or in shared indoor areas.

☐ Smoking and vaping are allowed inside the Home. They are not allowed in shared indoor areas. Tenant pays for any damage beyond normal wear and tear, including burns and lasting odor.

27. Storage

☐ This storage comes with the Home: _____. Tenant may not keep anything dangerous there.

28. Keys and locks

At move-in Tenant receives:_____. Tenant returns all keys at move-out.

Tenant will not change or add a lock without Landlord's written agreement, unless the law gives Tenant the right to, and will give Landlord a key to any new lock unless the law says otherwise.

If Tenant loses a key, or asks to be let in, the charge for that help is_____. If no amount is written here, there is no charge.

Except through the eviction process the law provides, Landlord will not lock Tenant out, remove doors or belongings, or shut off a utility to make Tenant leave or pay.

29. House rules

Tenant will follow any written rules Landlord has given Tenant. A rule must be fair, clear and apply to all tenants alike. A later rule that materially changes this lease needs Tenant's written agreement, unless the law allows it on notice.

Community rules (tick one):

☐ No homeowners association or community rules apply to the Home.

☐ Homeowners association or community rules apply to the Home. Landlord has given Tenant a copy, and Tenant will follow them.

30. Changes to the Home

Tenant needs Landlord's written agreement before painting, or making any lasting change to the Home. Small nail holes for pictures are normal wear and tear. A Tenant with a disability may ask to make a change the person needs, as fair-housing law allows.

31. Respect for neighbors

Tenant, Tenant's household and guests will not disturb neighbors' peaceful enjoyment of their homes, make the property unsafe or use the property for anything illegal.

32. Move-in condition record

☐ Before Tenant moves in, Landlord and Tenant will do a move-in inspection and sign the attached Move-in Condition Record, a move-in checklist of the condition of the Home and everything Landlord provides in it.

☐ Before Tenant moves in, Landlord and Tenant will do a move-in inspection and sign the inspection report, a move-in checklist of the condition of the Home and everything Landlord provides in it. The signed report is part of this lease.

Each keeps a copy. Tenant may add anything found in the first 7 days by writing to Landlord. The record is used at move-out to tell damage from what was already there.

33. What Landlord takes care of

Landlord will keep the Home fit to live in, as the law requires: its structure, roof, doors and windows; its plumbing, electricity, heating and hot water; anything else Landlord provides in it; and any shared areas.

Tenant does not pay for repairs that are Landlord's duty, unless Tenant, someone in Tenant's household or a guest caused the problem through a deliberate or careless act, and the law allows the charge.

34. What Tenant takes care of

Tenant will keep the Home clean and safe, put out trash and recycling, use its fixtures and appliances properly, and promptly report anything that needs repair. Tenant pays to fix damage beyond normal wear and tear caused by Tenant, Tenant's household or guests.

35. How to ask for a repair

Tenant should ask for repairs in writing, by message or email, to the contact named above, and by phone in an emergency. Landlord will respond within a reasonable time, and sooner when health or safety is at stake. Nothing here takes away a right the law gives Tenant if a repair is not made.

36. Reporting a problem to the authorities

Tenant may report a nuisance, or code violations of a building, safety or health code, to the local government office that handles them, or to the police if it is a crime.

Landlord will not retaliate against Tenant for making a report in good faith.

37. Smoke and carbon monoxide alarms

The Home has working smoke alarms and, where the law requires them, carbon monoxide alarms. Tenant will test them regularly, leave them connected and tell Landlord at once if one is not working.

38. Appliances and furnishings

These come with the Home: _____. Landlord repairs them unless Tenant, Tenant's household or a guest caused the damage.

39. Pests and bed bugs

Tenant will keep the Home clean, tell Landlord promptly about any sign of pests or bed bugs, and cooperate with treatment. Landlord will deal with pests as the law requires, and Tenant pays only where Tenant's household or guests caused the problem and the law allows the charge.

40. Mold and moisture

Tenant will use fans and open windows to control moisture, wipe up water promptly and tell Landlord promptly about any leak or mold. Landlord will fix leaks and the moisture problems that are Landlord's duty.

41. Utilities and services

Tenant pays for these utilities:_____. Landlord pays for these utilities: _____.

These services come with the rent: _____.

Tenant will open any account in Tenant's own name that Tenant is responsible for, and keep it paid, so that service is not cut off.

42. Yard and snow

Yard and snow, for a house (tick one):

☐ Tenant takes care of the yard and clears snow and ice from the Home's walkways.

☐ Landlord takes care of the yard and clears snow and ice from the Home's walkways.

43. Renters insurance

Renters insurance (tick one):

☐ This lease does not require renters insurance, and Landlord recommends it. Landlord's insurance does not cover Tenant's belongings.

☐ Tenant will carry renters insurance with at least $_____ of liability coverage and show proof when asked. Landlord's insurance does not cover Tenant's belongings.

44. Belongings and responsibility for harm

Landlord does not insure Tenant's belongings. Nothing in this lease excuses Landlord, Landlord's agents or employees, or Tenant from responsibility for negligent or wrongful acts, or for anything else the law makes them responsible for.

45. Fire or other serious damage

If a fire or other casualty leaves the Home, as a practical matter, totally unusable as a home, and Tenant, Tenant's family, or Tenant's guests or invitees did not cause it through negligence or fault, either Landlord or Tenant may end this lease by giving the other written notice at any time before repairs are completed. If the lease ends this way, Tenant is entitled only to a refund of rent for the time after Tenant moves out and to the security deposit as the law requires. If the Home is only partly unusable, Tenant is entitled to a rent reduction in proportion to the part that cannot be used, but only on a judgment of a county or district court.

46. When Landlord may enter

Landlord may enter the Home for the reasons the law allows, such as to inspect it, make repairs or agreed improvements, or show it to buyers, new tenants, lenders or workers, and will not use entry to harass Tenant.

Except in an emergency, Landlord will enter only at reasonable times and after reasonable notice, or as Texas law otherwise requires.

47. Showing the Home

When the Home is for sale, or this lease is ending, Landlord may show it to buyers or new tenants under the entry rules above, and may put up a sign if the law allows.

48. Giving notice to move out

Either side may end a month-to-month tenancy by giving the other notice in writing. The tenancy ends on the later of the day named in the notice or one month after the day the notice is given. If it ends on a day that is not the start or end of a rent period, Tenant owes rent only up to that day. This lease does not set a different notice period.

A notice must be in writing and say the date the tenancy ends.

49. Leaving early

☐ Tenant may end this lease early by giving_____ days' written notice and paying _____. Once Tenant has done that and moved out, Tenant owes no more rent after the date in the notice.

If Tenant moves out early with no right to, Tenant owes rent until the Home is rented to someone else or the term ends, whichever comes first. Landlord will make reasonable efforts to rent the Home again, and Tenant also owes the reasonable cost of doing so, if the law allows it.

50. Military service

A Tenant who joins the military, or who is on active duty and receives orders for a permanent change of station or a deployment of 90 days or more, may end this lease early under the federal Servicemembers Civil Relief Act, by giving Landlord written notice and a copy of the orders. The Act also covers a servicemember's household in some cases. Landlord may not charge an early-termination fee for using this right.

51. Safety, and other rights to leave early

Tenants may have special statutory rights to terminate the lease early in certain situations involving family violence or a military deployment or transfer.

Tenants may have special statutory rights to terminate the lease early in certain situations involving certain sexual offenses or stalking.

A tenant cannot give up these rights in this lease or any other paper.

52. If either side breaks this lease

If Tenant does not pay rent or breaks another term, Landlord will give Tenant the written notice the law requires, with any chance to fix the problem that the law gives. If it is not fixed, Landlord may go to court to end the tenancy and recover what is owed. Landlord will not remove Tenant or Tenant's belongings by force or by shutting off essential services, and will use only the steps the law allows, including the court process the law provides.

Before filing an eviction suit against Tenant for a default, or for staying past the end of the lease, Landlord will give Tenant at least three days' written notice to vacate. This lease does not set a shorter or a longer period. If the only ground is unpaid rent, and Tenant was not late or delinquent before the month of the notice, the notice will be a notice to pay rent or vacate. If Tenant was late or delinquent before that month, it may be either a notice to pay rent or vacate or a notice to vacate.

If Landlord breaks this lease or does not keep the Home fit to live in, Tenant has the rights and remedies the law gives. Neither side gives up a right by waiting to use it, unless the law says otherwise.

53. If Tenant leaves without notice, or leaves belongings

Landlord may treat the Home as abandoned, and deal with anything left behind, only as the law allows.

54. Moving out

When moving out, Tenant will remove all belongings, leave the Home clean and in the condition it was in at move-in apart from normal wear and tear, return all keys and give Landlord a forwarding address in writing. Tenant may ask to be present when Landlord inspects the Home, and Landlord will agree if it can reasonably be arranged, or as the law requires.

55. If the Home is sold

If the Home is sold, this lease stays in force. Landlord will tell Tenant in writing who the new owner is and where to pay rent, and will transfer the deposit as the law requires.

56. Attorney fees

☐ If Landlord and Tenant go to court over this lease, the side that wins may recover reasonable attorney fees and court costs, if the court awards them.

57. How notices are given

A notice under this lease must be in writing and delivered by hand, or sent by mail, to Tenant at the Home and to Landlord at the address for notices above. Email or text counts only if both sides have agreed to it in writing and the law allows it. Legal papers are served as the law requires.

58. The whole agreement

This lease and its attachments are the whole agreement. Changes must be in writing and signed by both sides. If any part conflicts with the law, the law controls, and the rest of this lease still applies. Nothing in this lease takes away a right that the law says cannot be given up.

59. Which law applies

Texas law and any local law that applies to the Home govern this lease.

60. Fair housing

Landlord does not discriminate on any basis the law forbids, including race, color, religion, sex, disability, familial status or national origin. A Tenant with a disability may ask for a reasonable change in rules, services or the Home that the person needs, as fair-housing law provides, by writing to the contact for notices.

61. Signing electronically

Both sides may sign this lease electronically, and an electronic signature counts the same as one on paper. Anyone who would rather sign on paper may ask, and Landlord will arrange it.

62. Copies

Each Tenant receives a signed copy of this lease and its attachments, free of charge, when it is signed. Landlord will give another copy on request, within a reasonable time.

63. Language

If this lease was negotiated mainly in a language other than English, Tenant should ask for a translation, which the law requires in some places, and should ask for help with anything in this lease Tenant does not understand.

64. Lead-Based Paint Disclosure (homes built before 1978)

This section applies if the home was built before 1978, unless the home is exempt under federal law.☐ The home was built in 1978 or later, so this section does not apply.

Lead Warning Statement: Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young

children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

Landlord's disclosure (tick one): ☐ Landlord knows of lead-based paint and/or lead-based paint hazards in the housing, as follows: _____. ☐ Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

Records and reports (tick one): ☐ Landlord has provided Tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing: _____. ☐ Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Tenant's acknowledgment: Tenant has received copies of all information listed above and the pamphlet Protect Your Family From Lead in Your Home.

Agent's acknowledgment, if an agent acts for Landlord: The agent has informed Landlord of Landlord's obligations under 42 U.S.C. 4852d and is aware of the agent's duty to ensure compliance with 40 CFR Part 745, Subpart F.

Certification: By signing this Lease, each person signing certifies that, to the best of their knowledge, the information they have provided above is true and accurate. The dates of signature are those recorded with each signature on this Lease.

65. Tenant's remedies if repairs are not made

If Landlord fails to repair a condition that materially affects the physical health or safety of an ordinary tenant, Tenant may have remedies under sections 92.056 and 92.0561 of the Texas Property Code. They apply only after Tenant has given the notices the law requires, only if Tenant was not behind in rent when the notices were given, and only after Landlord has had a reasonable time to repair (seven days is presumed to be reasonable) and has not made a diligent effort. Then Tenant may (1) end this lease; (2) have the condition repaired or remedied and deduct the cost from the rent, without going to court, within the limits and under the conditions in section 92.0561, including that the deduction cannot be more than one month's rent or $500, whichever is greater; and (3) ask a court for the relief in section 92.0563, which includes an order to repair, a lower rent, a civil penalty of one month's rent plus $500, actual damages, and court costs and attorney's fees. A tenant who ends the lease cannot also use the repair-and-deduct remedy or ask the court for an order to repair or a lower rent. A tenant who ends the lease is entitled to a refund of rent for the time after the lease ends, and may deduct the security deposit from the rent or get it back as the law provides.

66. Smoke alarms: what Tenant must not do

Tenant must not disconnect or intentionally damage a smoke alarm, or remove the battery without immediately replacing it with a working battery. A tenant who does not comply may be subject to damages, civil penalties and attorney's fees under section 92.2611 of the Texas Property Code.

67. Security devices

Except as section 92.153 of the Texas Property Code provides, Landlord, at Landlord's expense, is required to equip the Home, when Tenant takes possession, with these security devices: a window latch on each exterior window; a doorknob lock or keyed dead bolt on each exterior door; a sliding door pin lock on each exterior sliding glass door; a sliding door handle latch or sliding door security bar on each exterior sliding glass door; and a keyless bolting device and a door viewer on each exterior

door.

Landlord is not required to install a doorknob lock or keyed dead bolt at Landlord's expense on an exterior door if, at the time Tenant agrees to lease the Home, at least one exterior door usable for normal entry has both a keyed dead bolt and a keyless bolting device, and all other exterior doors have a keyless bolting device, each installed to the height, strike plate and throw requirements of section 92.154.

Landlord is not required to install a keyless bolting device at Landlord's expense on an exterior door if Landlord is expressly required or permitted, by a written lease or other written agreement, to check periodically on the well-being or health of Tenant, the Home is part of a multiunit complex in which the majority of dwelling units are leased to tenants who are over 55 years of age or who have a physical or mental disability, and a tenant or occupant in the Home is over 55 years of age or has a physical or mental disability.

If Landlord does not install or rekey a security device as sections 92.153 and 92.156(a) of the Texas Property Code require, Tenant has the right to install or rekey it as that subchapter requires and to deduct the reasonable cost of material, labor, taxes and extra keys from Tenant's next rent payment. Tenant must tell Landlord of the deduction at the time of the reduced rent payment.

Any request or notice from Tenant about a security device, such as a lock, latch, bolt or door viewer, must be in writing.

Tenant will pay to repair or replace a security device that needs it because of misuse or damage by Tenant, a member of Tenant's family, an occupant or a guest, and not because of normal wear and tear.

If Tenant moves out in breach of this lease, Landlord may deduct from the security deposit the reasonable cost of rekeying a security device.

68. PARKING

Parking (tick one):

☐ No parking comes with this lease.

☐ This parking comes with the Home: _____. Vehicles parked there must be in working order and legally registered. A vehicle may be towed only as the law allows.

_____

Landlord's towing and parking rules, if Landlord has any, are in this paragraph, and Tenant had a copy of them before signing this lease. If Landlord changes them during the lease, Landlord will give Tenant written notice of the change before Tenant must follow it, and the change does not take effect before the 14th day after the notice is delivered, unless it results from a construction or utility emergency.

69. Flood disclosure

Landlord and the 100-year floodplain (tick one):

☐ Landlord is aware that the Home Tenant is renting is located in a 100-year floodplain.

☐ Landlord is not aware that the Home Tenant is renting is located in a 100-year floodplain.

If neither box is ticked, Tenant should assume the Home is in a 100-year floodplain. Even if the Home is not in a 100-year floodplain, the Home may still be susceptible to flooding. The Federal Emergency Management Agency (FEMA) keeps a flood map on its Internet website that can be searched by address, at no cost, to find out whether a home is in a flood hazard area. Most tenant insurance policies do not cover damage or loss from a flood. Tenant should seek insurance coverage that would cover losses caused by a flood.

Flooding in the last five years (tick one):

☐ Landlord is aware that the Home Tenant is renting has flooded at least once within the last five years.

☐ Landlord is not aware that the Home Tenant is renting has flooded at least once within the last five years.

By signing this lease, Landlord and Tenant confirm that Landlord gave, and Tenant received, these notices at or before the signing.

70. If the Home is in Dallas: Crime prevention addendum

The attached Crime prevention addendum is part of this lease, as Dallas City Code Section 27-43 requires, and every renewal of this lease will include one. It gives the name, date of birth, driver's license number (or, for a person without a driver's license, the number on another government-issued identification card with their photograph) and signature of each Tenant named in this lease and, if a Tenant named in this lease will not live in the Home, of each person who will live in the Home as a tenant. Each of them signs it separately from the rest of this lease.

71. If the Home is in Dallas: City self-certification inspection

If Landlord has chosen the City of Dallas self-certification inspection for the Home, Landlord will inspect the inside and outside of the Home and correct any deficiencies before Tenant moves in, and Tenant will sign the City-approved inspection form after every inspection. Landlord will give Tenant a copy of each inspection form and its results within 10 calendar days after the inspection is completed, and will give Tenant, before the tenancy begins, information about tenants' rights and responsibilities on the form the City approves.

72. If the Home is in Austin: Notice of proposed eviction

If Landlord owns five or more dwellings, then before Landlord gives Tenant a notice to vacate, Landlord will give Tenant a written notice of proposed eviction, as Austin City Code Chapter 4-14, Article 2 requires. The notice will list the lease violations that may result in an eviction, give Tenant the right to cure them, state the time to cure, which will be at least 7 days, and include a notice of tenants' rights in English and Spanish.

Landlord does not have to give that notice in the cases listed in Section 4-14-104(E), such as an imminent threat of physical harm, criminal activity, intentional damage to the property, or staying past the end of the lease after a notice of non-renewal. A notice to vacate has no effect if the notice of proposed eviction does not comply with the City Code, or if the notice to vacate is given before the time to cure ends.

73. If the Home is in Austin: Tenant organizing

Nothing in this lease limits Tenant's right under Austin City Code Section 4-14-124 to start or take part in a tenant organization: to contact other tenants, post and hand out organizing information, meet with tenants and others at the premises, and invite tenant organizers to help. Landlord will not intentionally interfere with that right or allow anyone else to. Landlord may apply reasonable limits on time, manner and place to avoid disrupting Landlord's business or other tenants' quiet enjoyment, and may enforce this lease where doing so does not interfere with that right.

74. If the Home is in Austin: Fee disclosure

If Landlord leases, rents or manages five or more dwellings owned by one person, Landlord has given Tenant a written, itemized list of the total fees that will be assessed during the term of this lease, as Austin City Code Section 4-14-142 requires: the amount of mandatory fees and optional fees, and an estimate of variable fees such as utilities. Landlord gave it when Landlord first gave Tenant the amount of rent or before Tenant applied, whichever came first. Fees for damage caused by Tenant and for lease violations are not part of that list.

75. Signatures

Landlord: _____ Date: _____

Tenant: _____ Date: _____

Tenant: _____ Date: _____

By signing, each party agrees to this lease and its attachments.

Move-in Condition Record

Landlord and Tenant fill this in together before Tenant moves in. Write what is there and what condition it is in, including anything Landlord provides. Note anything already damaged or worn, and take dated photos if you can. Each side keeps a signed copy. This record is part of the lease.

Entry and hallways: _____

Living room: _____

Kitchen: counters, cabinets, sink: _____

Kitchen: stove, oven, refrigerator: _____

Dining area: _____

Bedroom 1: _____

Bedroom 2: _____

Bedroom 3: _____

Bathroom 1: _____

Bathroom 2: _____

Windows, screens, blinds: _____

Floors and carpet: _____

Walls, ceilings, paint: _____

Heating and cooling: _____

Smoke and carbon monoxide alarms: _____

Laundry: _____

Garage, parking, storage: _____

Yard, patio, balcony: _____

Keys and remotes given: _____

Landlord: _____ Date: _____

Tenant: _____ Date: _____

Pet Addendum

This addendum is part of the lease. It applies to these pets only:

_____.

Tenant will keep each pet licensed and vaccinated as the law requires, keep it under control, clean up after it, and make sure it does not disturb neighbors or harm anyone. Tenant pays for any damage a pet causes beyond normal wear and tear.

A new or replacement pet needs Landlord's written agreement. Landlord may ask Tenant to remove a pet that seriously threatens health or safety, or that keeps disturbing neighbors after written warning, as the law allows.

An assistance animal for a person with a disability is not a pet, and this addendum does not apply to it.

Landlord: _____ Date: _____

Tenant: _____ Date: _____

Parking Rules

This addendum is part of the lease. Tenant may park in: _____.

Each vehicle must be in working order and legally registered. Tenant will not store or repair vehicles in a way that leaks fluids, blocks others or breaks local rules. A vehicle may be towed only as the law allows, and with any notice the law requires.

Landlord: _____ Date: _____

Tenant: _____ Date: _____

Smoke-Free Addendum

This addendum is part of the lease. No one may smoke or vape anything inside the Home, on its balconies or patios, in shared indoor areas, or anywhere else on the property that Landlord has marked as smoke-free.

Tenant is responsible for what Tenant's household and guests do. Tenant pays to repair damage caused by smoking or vaping beyond normal wear and tear, including burns and lasting odor. Where a person's disability calls for a change to this rule, Tenant may ask for one as fair-housing law provides.

Landlord: _____ Date: _____

Tenant: _____ Date: _____

If the Home is in Dallas: Crime prevention addendum

This addendum is part of the lease for the Home, as Dallas City Code Section 27-43 requires. Each Tenant named in the lease and, if a Tenant named in the lease will not live in the Home, each person who will live in the Home as a tenant, gives their name, date of birth and driver's license number (or, if they do not have a driver's license, the number on another government-issued identification card with their photograph) in their own row below, and signs this addendum on their own line, apart from the signatures on the rest of the lease.

The owner of the rental property will initiate eviction proceedings if Tenant, or any guest or co-occupant of Tenant, engages in any abatable criminal activity on the premises of the rental property. Abatable criminal activity includes robbery or aggravated robbery; aggravated assault; murder; prostitution; criminal gang activity; discharge of firearms; gambling; illegal manufacture, sale, or use of drugs; illegal manufacture or sale of alcoholic beverages; and other crimes listed in Chapter 125 of the Texas Civil Practice and Remedies Code, as amended.

: _____

: _____

: _____

: _____

Tenant: _____ Date: _____