

Rules and Regulations

Thank you for choosing Aggieland Houses! Please read the following guidelines. These policies have been made with consideration of both tenant and owner and will be enforced with fairness to all concerned. The comfort and convenience of all tenants is our primary concern.

Your lease is a legal, binding contract between you, the resident, and the owner/landlord, which clearly spells out the conditions under which your home is rented. Please keep in mind that if the tenant fails to fulfill the lease obligations, we reserve the right to pursue legal action and report to credit agencies.

The "jointly and severally" clause means that everyone who signs the lease is responsible in full for any and all rents and damages. This means that any one resident can be held responsible for paying the entire rent and/or damages if one or more of the other residents move out before the completion of the lease.

LANDLORD'S RULES AND REGULATIONS:

1. Aggieland Houses normal business hours are Monday through Friday from 8:30 AM to 5:30 PM.
2. Rent is due on the 1st and considered late after the 3rd of the month. Rent can be paid one of the following ways:
 - a. Online via www.aggielandhouses.com (Website malfunctions do not justify as an excuse for late rent.)
 - b. Mailed to 4121 SH-6 South, Ste. 200, College Station, TX 77845 (must be in our office before the 4th to be considered on time.)
 - c. Dropped in person to office address at 4121 SH-6 South, Ste. 200, College Station, TX 77845 during normal business hours
 - d. Placed in our drop box located next to the right of the building.
3. All repair requests shall be in writing to Aggieland Houses, with a detailed description of the problem. The request form can be found inside your Resident Web Access Portal. Aggieland Houses will make every effort to resolve the request within 48hrs of notification. Non-emergency requests will be handled during business hours only. Only emergency repairs will be handled after business hours and on weekends.
4. EMERGENCY REPAIRS: An emergency is a situation that threatens immediate danger to the tenant or property. Examples include, but are not limited to: fire, water leaks, gas leaks, evidence of break-in/theft, broken door locks/inability to secure door. In the event of an emergency, you should first call 911 if appropriate, then call (979) 324-4234 as soon as possible. Leave a message if no answer. We will be monitoring messages after hours and on weekends and will respond to emergencies. Air conditioning and heat are not considered emergencies but will be handled with the utmost importance during business hours.
5. Tenant, at Tenant's expense, shall be responsible for repair or maintenance functions to include but not limited to: 1) resetting of circuit breakers or fuses; 2) damage to doors, windows, or screens; 3) damage from windows or doors left open; 4) damage from wastewater stoppages caused by improper objects in lines exclusively serving your dwelling
6. The property is accepted by tenant in "as is" condition. **Landlord will make every effort to paint, make repairs, and professionally clean before the tenant moves in, but tenant accepts that every spec of dust and dirt cannot be removed and there may be further cleaning needed to suit his/her desires. Any additional cleaning will be handled by the tenant and not at the expense of the owner or landlord.**
7. We do not require renter's insurance, but we STRONGLY RECOMMEND it. The owner's insurance does not cover your personal property and Aggieland Houses will not reimburse you for damage/theft of your personal items.
8. Aggieland Houses will not reimburse Tenant for repairs performed and/or ordered by Tenant without prior written authorization.

AGGIELAND HOUSES



MANAGEMENT AND LEASING

9. Tenant is responsible for paying all utilities unless specifically indicated otherwise in the lease. All utilities must be connected for the full term of the lease. You must not allow utilities to be disconnected until the lease term has expired. If you delay getting utilities connected in your name by lease commencement or cause it to be transferred back into our name before the expiration of the lease, you'll be liable for a \$25.00 charge, plus the actual or estimated cost of the utilities used while it should have been connected in your name.
10. No more than four unrelated residents will reside in a property zoned single-family as per city ordinance. Aggieland Houses assumes no responsibility for Tenant's failure to adhere to this ordinance.
11. Tenant must give their intent to renew in writing before November 1st. If lease renewal is not signed by November 1st, property may begin to be shown to prospective tenants.
12. Resident's are responsible for bed bug and flea treatment.
13. Cars and other vehicles must be parked on a paved surface and not on the grass or in the yard, as per city ordinance.
14. It is tenants' responsibility to research any and all HOA rules and regulations. Any fines assessed by HOA will be charged back to tenants.
15. All trash must be put in proper trash container or in plastic bag with a tie. Trash must not be placed on the porch, balcony, or landing for even a short period of time. Trashcans must be placed out on the curb on trash pickup day only and removed at the end of that day.
16. Tenant or tenant's guests will NOT SMOKE in the property or on the premises. A \$100 fine will issued for violating this rule.
17. Tenant will be allowed to paint walls. Tenant must paint wall back to original color before move out to prevent paint charges.
18. Tenant, at the Tenant's expense, shall change the Air Conditioning/Heating filter at least monthly. Tenant is responsible for any damage to the HVAC system caused by the Tenant's negligence.

MOVING OUT:

Before moving out, please contact us for a cleanup checklist to ensure you cover all the necessary cleaning. Checklists are made available by request only. A walk-through is optional, but recommended. If tenant opts for a walk-through, it must be during normal business hours, at least 24 hours before the lease expires and only after everything has been removed from the property. Walk-throughs will be done at property manager's availability. Waiting until the last minute cannot guarantee time for a walk-through.

1. Cleaning – It is very important that the property is fully cleaned upon move-out. If further cleaning is necessary, you will be charged all or a portion of the actual cost of cleaning.
2. Repairs – Tenants will be charged any and all repair costs not associated with normal wear and tear.
3. Painting - DO NOT TRY to do touch-up painting yourself unless you contact your landlord first and get approved paint colors. Invariably, if you don't talk to your landlord, they will have to re-paint what you did and you will end up paying for the painting twice!
4. **Carpets - Carpets will be commercially cleaned upon move-out. It will be retained from the security deposit. You may arrange for own professional cleaning, but must notify us at least two weeks prior to the scheduled checkout date and the contractor must be approved. You must provide a bona fide receipt and work must be completed satisfactorily.** If urine is found in the carpet, it will be replaced at the tenant's expense. Urine in the carpet is not cleanable. The carpet has to be removed/replaced and the sub-floor sealed and treated.
5. Deposit Return – Any remaining portion of the security deposit shall be mailed within 30 days of all tenants moving out and all tenants giving forwarding mailing addresses to Aggieland Houses. Deposit will be mailed to forwarding address of the first tenant listed on the lease contract with all names of tenants on the check. If no forwarding address is provided after 90 days from end of lease then the deposit will be mailed to last known address with "please forward" on envelope. There will be a \$50 charge to reissue checks.

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Residents are held responsible for repairs related to excessive wear, abuse, neglect, and damages caused by themselves, guests, children, and/or pets. Aggieland Houses hires subcontractors for all necessary cleaning and repair work. The invoices we receive from these subcontractors are what determine deposit deductions. If an invoice is not received prior to 30 days after move-out, or damage is too small to necessitate full replacement, the damage will be assessed and charged fairly according to a reasonable estimate. *Charges below are estimated charges of common items replaced during a make ready. Prices are subject to change. To be used as a reference only.

Touch up paint - \$100 and up
Full Paint - \$800 and up
Light Bulbs - \$5 per
Filter - \$15
Trash Removal - \$25 and up
Blinds - \$50 and up
Sheet Rock Repair - \$35 per patch
Interior Door Knob - \$35 and up
Replace Smoke Detector - \$30
Replace Battery in Smoke Detector - \$5
Wall Plate - \$5

Replace Interior Door - \$150 and up
Plumbing/Garbage Disposal Stoppages - \$35
Removal of Satellite Dish - \$75
Key Replacement - \$10
Fill in Holes in Yard - \$35 and up
Replace Towel Bar - \$35
Replace Toilet Paper Holder - \$20
Cleaning Stove - \$25 min
Cleaning Refrigerator - \$25 min
Cleaning Blinds - \$25 min
Cleaning Anything Else - \$33/hour

We have read and fully understand the above amendment.

Tenant Date

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