

## RESIDENTIAL LEASE AGREEMENT

1. **PARTIES** - This Residential Lease Agreement is between *you*, the residents and your parents acting as guarantors, and TTM Rentals II, LLC, hereinafter referred to as "Owner."

Guarantor	Cell Phone #	Email Address	Home Address

2. **PROPERTY** - Owner agrees to lease to Tenant(s) the property located at \_\_\_\_\_, Waco, Texas 76706 as a private residence only. The terms "you" and "your" refer to all residents and parents listed in this agreement. The terms "we", and "us", and "our" refer to the owner listed above and not to property managers or anyone else. Written notice to or from our managers constitutes notice to or from us.

3. **OCCUPANTS AND OCCUPANCY** - The Property will be occupied only by those Tenant(s) listed below. No one else may occupy the Property. No more than (6) Tenants will occupy the property at any one time. Tenant(s) must promptly inform Owner of any changes to the information below. Persons not listed below, may not occupy the Property for more than three (3) consecutive days without our prior written consent.

Tenant	Cell Phone #	Email Address	Home Address

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4. **MULTIPLE RESIDENTS**- Each resident, and resident's guarantor, is jointly and severally liable for all Lease Contract obligations. If you or any guest or occupant violates the Lease Contract or rules, all residents are considered to have violated the Lease Contract. Our requests and notices (including sale notices) to any resident constitute notice to all residents and occupants. Notices and requests from any resident or occupant constitute notice from all residents. Your notice of Lease Contract termination may be given only by resident guarantors. In eviction suits, each resident is considered the agent of all other residents in the apartment for service of process. Any resident who defaults under this Lease Contract will indemnify the non-defaulting residents and their guarantors.

Security deposit refund check and any deduction itemizations will be by: (*check one*)

one check jointly payable to all residents and mailed to any one resident we choose, OR

one check payable and mailed to \_\_\_\_\_ (*specify name of one resident*). If neither is checked, then the refund will be made in one check jointly payable to all residents.

5. **DELAY OF OCCUPANCY** – If tenant(s) are unable to occupy the Property on the Commencement Date because of construction on the Property, repairs, cleaning or a prior tenant's holding over of the Property, Owner will not be liable to Tenant(s) for such delay, and this Lease will remain enforceable. Owner will abate rent on a daily basis during the delay. If Tenant(s) are unable to occupy the Property after thirty (30) days after the Commencement Date because of construction on the Property or a prior tenant's holding over of the Property, Tenant(s) may terminate this Lease by giving written notice to Owner before the Property becomes available to be occupied by Tenant(s), and Owner will refund to Tenant(s) the Security Deposit and any rent paid. These conditions do not apply to any delay in occupancy caused by cleaning or repairs.

6. **TERM OF LEASE** - This Lease commences on June 1, 2013 (Commencement Date) and terminates at midnight on May 31, 2014 (Termination Date).. Move-in of tenants will not be allowed until June 4<sup>th</sup> to allow for make ready involving, cleaning, painting, repairs, etc. This lease contract will automatically renew month-to-month unless either party gives at least 30 days written notice of termination or intent to move-out.

7. **REPLACEMENTS AND SUBLETTING**- Replacing a resident, subletting, or assignment is allowed *only when consent is in writing*. Landlord will give consent only if there is entire agreement among the remaining tenants. If subletting does occur, then an administrative (paperwork) fee of \$150.00 *will* be due from the tenant subletting their room, and a rekeying fee to subletting tenant *will* be due if rekeying is requested or required by any other tenant.

**Procedures for Replacement.** If a replacement resident is approved, then the replacement resident, along with all existing tenants, must sign a lease addendum whereby they agree to all the terms of this Lease Agreement. Unless we agree otherwise in writing, the security deposit of the departing tenant will automatically transfer to the replacement resident as of the date of the Lease Addendum. The departing resident will no longer have a right to occupancy or a security deposit refund, but will remain liable for the remainder of the original Lease Contract term unless we agree otherwise in writing.

8. **SECURITY DEPOSIT**- The total security deposit for all residents is \_\_\_\_\_, due on or before the date this Lease Contract is signed.

9. **SECURITY DEPOSIT DEDUCTIONS AND OTHER CHARGES**- You'll be liable for the following charges if applicable: unpaid rent, unpaid utilities; unreimbursed service charges; repairs or damages caused by negligence, carelessness, accident, or abuse, including stickers, scratches, tears, burns, stains, or unapproved holes; replacement cost of our property that was in or attached to the house and is missing; replacing dead or missing detection device batteries at any time; utilities for repairs or cleaning; trips to let in company representatives to remove your telephone or TV cable services or rental items (if you so request or

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have moved out); trips to open the house when you or any guest or occupancy is missing a key; unreturned keys; missing or burned-out light bulbs; removing or rekeying unauthorized security devices or alarm systems; agreed re-letting charges; packing, removing or storing property; removing illegally parked vehicles; special trips for trash removal caused by items not picked up by the City of Waco trash removal; animal related charges; government fees or fines against us for violation (by you, your occupants, or guests) of local ordinances relating to detection devices, false alarms, recycling, or other matters; late payment and returned check charges; a charge (not to exceed \$100) for our time and inconvenience in our lawful removal of an animal or in any valid eviction proceeding against you, plus attorney's fees, court costs, and filing fees actually paid; and other sums due under this lease contract.

You'll be liable to us for: (1) charges for replacing all keys and access devices if you fail to return them on or before your actual move-out date; (2) accelerated rent if you have violated paragraph 26, and (3) a re-letting fee if you have violated paragraph 26.

10. **DEPOSIT RETURN, SURRENDER, AND ABANDONMENT**- We'll mail you your security deposit refund (less lawful deductions) and an itemized accounting of any deductions no later than 30 days after surrender or abandonment, unless statutes provide otherwise.

You have *surrendered* the house when: (1) the move-out date has passed and no one is living in the house in our reasonable judgment; or (2) all apartment keys and access devices listed have been turned in where rent is paid- whichever date occurs first.

You have *abandoned* the house when all of the following have occurred: (1) everyone appears to have moved out in our reasonable judgment; (2) clothes, furniture, and personal belongings have been substantially removed in our reasonable judgment; (3) you've been in default for non-payment of rent for 5 consecutive days, or water, gas, or electric service for the house has been terminated or transferred; and (4) you've not responded for 2 days to our notice left on the inside of the main entry door, stating that we consider the house abandoned.

Surrender, abandonment, or judicial eviction ends your right of possession for all purposes and gives us the immediate right to: clean up, make repairs in, and re-let the house; determine any security deposit deductions; and remove property left in the apartment. Surrender, abandonment, and judicial eviction affect your rights to property left in the apartment, but do not affect our mitigation obligations.

11. **KEYS AND FURNITURE** – Prior to commencement date of this agreement, Tenant(s) will be provided one key for each occupant listed in this Agreement (duplication of keys is prohibited). The Property is unfurnished in accordance with the attached Property Inventory, which is considered a part of this Lease Agreement once initialed by Tenant(s) and Owner. The house will be re-keyed and new keys issued to all tenants on the first day of the lease.

12. **RENT AND CHARGES FOR LATE PAYMENT**

- A. **Monthly Rent** – Tenant(s) will pay Monthly Rent in the total amount of \$ \_\_\_\_\_, payable in advance and without demand. Rent is due on the first (1<sup>st</sup>) day of the month. Landlord allows tenants to divide the total rent by the number of residents and pay individually. If paying by a means other than ACH Debit, the rent should be mailed to TTM Rentals II, 6 Westpoint Dr., Missouri City, Texas 77459. Tenant(s) must pay all Rent by ACH Debit, check, money order or cashier's check. ACH Debit is the preferred method of payment.
- B. **Late Fees** – We will not impose late charges until after the third day of the month. Beginning on the 4<sup>th</sup> day of the month, a late fee charge of \$50.00 will be charged and an additional daily charge of \$5 until we receive acceptable payment. Daily late charges will not exceed 15 days for any single month's rent. In addition to a late fee, returned checks or ACH payments that don't clear the bank for any reason will be assessed a \$25 insufficient funds charge in addition to the late fees defined in this paragraph. If you don't pay rent on time, you'll be in default and all remedies under

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state laws and this Lease Contract will be authorized. We'll also have all other remedies for such violation.

13. **PETS** – No animals (including mammals, reptiles, birds, fish, rodents, amphibians, arachnids, and insects) are allowed, even temporarily, anywhere in the house. If you violate the animal restrictions of this lease, or other animal rules, you'll pay an initial charge of \$100 per animal and a daily charge of \$25 per day per animal from the date the animal was brought into your home until it is finally removed. In addition, Tenant(s) will forfeit Security Deposits and be responsible and liable for any damage or required cleaning to the Property caused by the unauthorized pet. Owner maintains the right to remove or cause the removal of any unauthorized pet and charge Tenant(s) any costs related to such removal. Owner is not responsible for the health and safety of the pet in the event of removal.

If you or any guest or occupant violates animal restrictions (with or without your knowledge), you'll be subject to charges, damages, eviction and other remedies provided in this Lease Contract. If an animal has been in the house at any time during your term of your occupancy (with or without your consent), we'll charge you for defleaing, deodorizing and shampooing. Initial and daily animal-violation charges and animal-removal charges are liquidated damages for our time, inconvenience, and overhead (except for attorney's fees and litigation costs) in enforcing animal restrictions and rules. We may remove an unauthorized animal by (1) leaving, in a conspicuous place in the apartment, a 24-hour written notice of intent to remove the animal, and (2) following the procedures in this agreement to enter the residence.

14. **UTILITIES** – The cost of all utilities are the responsibility of Tenant(s). Tenant(s) will pay all connection fees, service fees, usage fees and all other costs and fees for all utilities to the Property. Tenant(s) will be in default of this Lease if electricity, water, wastewater and garbage services do not remain on (if available) at all times during the term of this Lease Agreement. *Utilities must remain on during the entire lease period or tenants will be subject to default.*

15. **PROPERTY USE** - Property is intended only for the residential use of the Tenant(s) listed in this Lease Agreement. Tenant(s) may not use or allow the use of the Property for any other reason, including, but not limited to the following:

- A. Any illegal or unlawful activity
- B. Any business of any type, including childcare
- C. Any repair of any vehicle
- D. Any activity which is a nuisance, offensive or noisy
- E. Any activity which will obstruct or infringe on the rights of other persons near the Property

16. **VEHICLES** - Tenant(s) may not permit more than one vehicle per Tenant of any type (including boats or recreational vehicles) on the Property. Parking will occur only in the spaces provided. Owner may tow, at Tenant(s)' expense, any improperly parked or inoperative vehicle in accordance with applicable state and local laws.

17. **INSURANCE** - Owner does not provide insurance for personal property of Tenant(s). Owner strongly urges Tenant(s) to obtain insurance for losses due to theft, fire, water damage and other occurrences. Owner assumes no responsibility for the loss or damage of personal property of Tenant(s) regardless of the cause.

18. **ACCESS BY OWNER** – Owner, or anyone authorized by Owner, may enter the Property by reasonable means at reasonable times, without notice, to inspect Property, make repairs, or show to prospective tenants, purchasers, inspectors, lenders, appraisers, insurance agents or others who may have a vested interest in the Property. Owner may also enter the Property at a reasonable time to exercise a contractual or statutory lien, leave written notices in a prominent location for Tenant(s) or seize non-exempt property after default.

19. **SECURITY DEVICES AND EXTERIOR DOOR LOCKS**

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- A. Subchapter D of Chapter 92 of the Texas Property Code requires the Property to be equipped with certain types of locks and security devices and will govern the rights and obligations of the parties regarding security devices. "Security device" has the meaning assigned to that term in §92.151 of the Texas Property Code. **All notices or requests by Tenant(s) for rekeying, changing, installing, repairing or replacing security devices must be in writing. Installation of additional security devices or additional rekeying or replacement of security devices desired by Tenant(s) will be paid by Tenant(s) in advance and may only be installed by Owner or Owner's contractors after receiving a written request from Tenant(s).**
- B. If required by Subchapter D of Chapter 92 of the Texas Property Code, Owner has rekeyed the security devices on the Property since the date the last tenant vacated the Property or will rekey the security devices no later than seven (7) days after Tenant(s) move into the Property.

20. **MOVE-IN CONDITION** - Tenant(s) have inspected and accept the Property AS IS except for conditions materially affecting the safety or health of ordinary persons or unless expressly noted otherwise in this Lease. Owner has made no express or implied warranties as to the condition of the Property, and no agreements have been made regarding future repairs unless specified in this Lease. Tenant(s) will complete an Inventory and Condition Form, noting any defects or damages to the Property and deliver it to Owner within forty-eight (48) hours after the Commencement Date. Tenant(s)' failure to timely deliver the Inventory and Condition Form will be deemed as Tenant(s)' acceptance of the Property in a clean and good condition. **The Inventory and Condition Form is not a request for maintenance or repairs. Tenant(s) must direct all requests for repairs in compliance with Paragraph 23.**

21. **MOVE-OUT CONDITION AND FORFEITURE OF TENANT(S)' PERSONAL PROPERTY** - Tenant(s) will surrender the Property in the same condition as when received, normal wear and tear accepted. "Normal wear and tear" means deterioration that occurs without negligence, carelessness, accident or abuse. Tenant(s) will leave the Property in a clean condition free of all trash, debris and any personal property or belongings. If Tenant(s) leave any personal property or belongings in the Property after Tenant(s) surrender possession of the Property, all such personal property or belongings will be forfeited to and become the property of Owner. "Surrender" means vacating the Property and returning all keys and access devices to Owner. Tenant(s) will meet with Owner within three (3) days of the lease termination date for a move-out inspection to determine conditions upon Tenant(s)' departure to assess damages and charges (if any) that will be assessed to Tenant(s) for any repairs to Property.

You must thoroughly clean the house, including doors, windows, furniture, bathrooms, kitchen appliances, patios, balconies, and storage rooms. If you don't clean adequately, you'll be liable for reasonable cleaning charges- including charges for cleaning walls, touch up paint, etc. that are soiled beyond normal wear and tear (that is, wear or soiling that occurs without negligence, carelessness, accident, or abuse).

There will be a \$300 cleaning/painting charge assessed if the property is leased for one year. There will be a \$150 cleaning/painting charge assessed if the lease agreement is renewed for a second year and there will be no assessment for additional cleaning/painting charges if the Lease Agreement is renewed for a third year. If there is any cleaning/painting charge assessed, it will be taken from the security deposit.

22. **PROPERTY MAINTENANCE**

- A. Tenant(s)' General Responsibilities - Tenant(s), at Tenant(s)' expense, must:
  1. Keep the Property clean and sanitary
  2. Promptly dispose of all garbage in appropriate trash receptacles. Trash receptacles come from the City of Waco and are associated with the utilities of the house; therefore, communicating with the City and all expenses associated with trash pick up and trash receptacles is the responsibility of the tenant.
  3. Supply and change heating and air conditioning filters at least once a month
  4. Supply and replace light bulbs and smoke detector batteries
  5. Promptly eliminate any dangerous condition on the Property caused by Tenant(s) or Tenant(s)' guests.

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6. Take precautions to prevent broken water pipes due to freezing
7. Replace any lost or misplaced keys
8. Pay any periodic, preventive or additional extermination costs desired by Tenant(s)
9. Promptly notify Owner of all needed repairs

The owner has the right to contract a professional cleaning service to clean the house if the tenants are not adequately cleaning and maintaining the house in accordance with paragraph 18 above. If the owner exercises the right of professional cleaning services due to improper maintenance of the property, the owner will submit the invoice to tenants and require reimbursement within 10 days after receipt of invoice.

- B. Yard Maintenance - Owner is responsible for all yard maintenance and will use reasonable diligence in maintaining the yard.
- C. Prohibitions - If Tenant(s) install any fixtures on the Property, authorized or unauthorized, such as additional smoke detectors, locks, alarm systems, cables or other fixtures, such fixtures will become the property of the Owner. Except as otherwise permitted by law, this Lease, or in writing by Owner, Tenant(s) may NOT:
1. Remove any part of the Property or any of Owner's personal property from the Property
  2. Remove, change or rekey any lock
  3. Make holes in the woodwork, floors or walls, except that a reasonable number of small nails may be used to hang pictures in sheetrock.
  4. Permit any water furniture on the Property
  5. Install new or additional telephone or television cables, outlets, antennas, satellite receivers or alarm systems
  6. Replace or remove carpet, paint or wallpaper
  7. Install or change any fixture
  8. Keep or permit any hazardous material on the Property such as flammable or explosive materials which might cause fire or extended insurance coverage to be suspended or cancelled or any premiums to be increased
  9. Dispose of any environmentally detrimental substance (e.g., motor oil or radiator fluid) on the Property
  10. Cause or allow any mechanic's or materialman's lien to be filed against any portion of the Property or Tenant(s) interest in this Lease

**23. REPAIRS**

- A. Repairs to be Paid by Tenant(s) - Tenant(s) will pay Owner or any repairman Owner directs Tenant(s) to pay the cost to repair:
1. A condition caused by Tenant(s), an occupant, a member of Tenant(s)' family or a guest or invitee of Tenant(s)
  2. Damage from wastewater stoppages caused by foreign or improper objects in lines that exclusively service the Property
  3. Damage to doors, windows or screens
  4. Damage from windows or doors left open
  5. Damages or repairs that become necessary due to improper maintenance of any equipment provided with the house, especially but not limited to the breakdown or stoppage of A/C units due to not changing filters regularly, not defrosting refrigeration units properly and not cleaning dryer filter regularly.
- B. Repairs to be Paid by Owner - Owner will pay the cost to repair:
1. A condition caused by the Owner or the negligence of the Owner
  2. Wastewater stoppages or backups caused by deterioration, breakage, roots, ground condition, faulty construction or malfunctioning equipment
  3. A condition that is not Tenant(s)' obligation to pay under Paragraph 19.A that adversely affects the health or safety of an ordinary tenant

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- C. Repair Requests and Completion of Repairs - Subchapter B of Chapter 92 of the Texas Property Code governs the rights and obligations of the parties regarding repairs. All requests for repairs must be in writing and delivered to Owner. Tenant(s) may not repair or cause to be repaired any condition, regardless of the cause, without Owner's permission. All decisions regarding repairs, including the completion of any repair, whether to repair or replace the item, and the selection of repairmen, will be at Owner's sole discretion. Owner is not obligated to complete a repair on a day other than a business day unless required to do so by the Property Code. Owner may require advance payment of repairs for which Tenant(s) are liable. If Tenant(s) fail to promptly reimburse Owner any repair costs that Tenant(s) are obligated to pay, Tenant(s) will be in default. If Tenant(s) are delinquent in rent at the time the repair notices are given, Owner is not obligated to make the repairs.
24. **SMOKE DETECTORS** - Subchapter F of Chapter 92 of the Texas Property Code requires the Property to be equipped with smoke detectors in certain locations and will govern the rights and obligations of the parties regarding smoke detectors. Requests for additional installation, inspection or repair of smoke detectors must be in writing. Disconnecting or intentionally damaging a smoke detector or removing a battery without immediately replacing it with a working battery may subject Tenant(s) to civil penalties and liability for damages and attorney fees under §92.2611 of the Texas Property Code.
25. **LIABILITY** - Unless caused by Owner's negligence, Owner is NOT responsible to Tenant(s), Tenant(s)' guests, family or occupants for any damages, injuries or losses to person or property caused by fire, flood, water leaks, ice, snow, hail, winds, explosion, smoke, interruption of utilities, theft, burglary, robbery, assault, vandalism, other persons, condition of the Property, environmental contaminants (e.g., carbon monoxide, asbestos, radon, lead-based paint, etc.), terrorism or other occurrences or casualty losses. Tenant(s) will promptly reimburse Owner for any loss, property damage or cost of repairs or service to the Property caused by the negligence or by the improper use by Tenant(s), Tenant(s)' guests, family or occupants. **NOTICE: Tenant(s) should secure Tenant(s)' own insurance coverage for protection against such liabilities and losses.**
26. **DEFAULT AND ACCELERATION OF RENTS** - If Owner breaches this Lease, Tenant(s) may seek any relief provided by law. If Tenant(s) fail to timely pay all rents due under this Lease or otherwise fail to comply with this Lease for any reason, Tenant(s) will be in default and Owner may terminate Tenant(s)' right to occupy the Property by providing Tenant(s) with at least three (3) days written notice. Notice may be by any means permitted by §24.005 of the Texas Property Code (such as mail, personal delivery, affixing notice to inside of main door). If Tenant(s) breach this Lease, all rents which are payable during the remainder of this Lease or any renewal period will be accelerated without notice or demand. Owner will attempt to mitigate any damage or loss caused by Tenant(s)' breach by attempting to relet the Property to acceptable tenants and reducing Tenant(s)' liability accordingly. Unpaid rent and unpaid damages are reportable to credit reporting agencies. If Tenant(s) breach this Lease, Tenant(s) will be liable for:
- A. Any lost rent
  - B. Owner's cost of reletting the Property including brokerage fees, advertising fees and other fees necessary to relet the Property
  - C. Repairs to the Property for use beyond normal wear and tear
  - D. All Owner's costs associated with eviction of Tenant(s), such as attorney's fees, court costs and prejudgment interest
  - E. All Owner's costs associated with collection of rent such as collection fees, late charges and returned check charges
  - F. Any other recovery to which Owner may be entitled by law
27. **HOLDOVER** - If Tenant(s) fail to vacate the Property on or before the Termination Date of this Lease or at the end of any renewal period, Tenant(s) will pay rent for the holdover period and indemnify Owner and/or prospective tenants for damages, including lost rent, lodging expenses and attorneys' fees. In the event of holdover, Owner at Owner's option may extend this Lease up to one month by notifying Tenant(s) in writing. Rent for any holdover period will be two (2) times the monthly rent calculated on a daily basis and will be immediately due and payable daily without notice or demand.

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28. **MOVE-OUT NOTICE**- Before moving out, you must give advance written move-out notice as provided below. Your move-out notice will not release you from liability for the full term of the Lease Contract or renewal term. You will still be liable for the entire Lease Contract term if you move out early. **YOUR MOVE- OUT NOTICE MUST COMPLY WITH EACH OF THE FOLLOWING:**

- We must receive advance written notice of your move-out date. The advance notice must be at least the number of days of notice required—even if the Lease Contract has become a month-to-month lease. If a move- out notice is received on the first, it will suffice for move-out on the last day of the month of intended move-out, provided that all other requirements below are met.
- The move-out date in your notice [*check one*]:  must be the last day of the month; or  may be the exact day designated in your notice. *If neither is checked, the second applies.*
- Your move-out notice must be in writing. Oral move-out notice will not be accepted and will not terminate your Lease Contract.
- Your move-out notice must not terminate the Lease Contract sooner than the end of the Lease Contract term or renewal period.

YOUR NOTICE IS NOT ACCEPTABLE IF IT DOES NOT COMPLY WITH ALL OF THE ABOVE. We recommend you use our written move-out form to ensure you provide the information needed. You must obtain from our representative written acknowledgment that we received your move-out notice. If we terminate the Lease Contract, we must give you the same advance notice—unless you are in default.

29. **MOVE-OUT PROCEDURES**- The move-out date can't be changed unless we both agree in writing. You won't move out before the Lease Contract term or renewal period ends unless all rent for the entire Lease Contract term or renewal period is paid in full. Early move-out may result in reletting charges and acceleration of future rent. ***You're prohibited by law from applying any security deposit to rent.*** You won't stay beyond the date you are supposed to move out. All residents, guests, and occupants must surrender or abandon the house before the 30- day period for deposit refund begins. You must give us and the U.S. Postal Service, in writing, each resident's forwarding address.

30. **CLEANING**- You must thoroughly clean the house, including doors, windows, furniture, bathrooms, kitchen appliances, patios, balconies, and storage rooms. You must follow move-out cleaning instructions if they have been provided. If you don't clean adequately, you'll be liable for reasonable cleaning charges—including charges for cleaning walls, etc. that are soiled beyond normal wear (that is, wear or soiling that occurs without negligence, carelessness, accident, or abuse).

31. **RESIDENTIAL OWNER'S LIEN**- Owner will have a lien for unpaid rent against all of Tenant(s)' non-exempt personal property that is in the Property and may seize such non-exempt property if Tenant(s) fail to pay rent. Subchapter C of Chapter 54 of the Property Code governs the rights and obligations of the parties regarding Owner's lien.

32. **AGREEMENT OF PARTIES**

- A. **Entire Agreement** - This Lease contains the entire agreement between Owner and Tenant(s) and may not be changed except by written agreement.
- B. **Binding Effect** - This Lease is binding upon and inures to the benefit of the parties to this Lease and their respective heirs, executors, administrators, successors and permitted assigns.
- C. **Joint and Several** - All Tenants are jointly and severally liable for all provisions of this Lease. Any act or notice to, or refund to, or signature of, any one or more of the Tenants regarding any term of this Lease is binding on all Tenants executing this Lease.
- D. **Controlling Law** - The laws of the State of Texas govern the interpretation, validity, performance and enforcement of this Lease.

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- E. Severable Clauses - Should any clause in this Lease be found invalid or unenforceable by a court of law, the remainder of this Lease will not be affected and all other provisions of this Lease will remain valid and enforceable.
- F. Waiver - Owner's past delay, waiver or non-enforcement of acceleration, contractual or statutory lien, rental due date or any other right will not be deemed to be a waiver of any other breach by Tenant(s) or any other term, condition or covenant in this Lease.

33. **NOTICES** - All notices under this Lease must be delivered to Tenant(s) at the Property address and to Owner or Owner's representative at the address specified in Paragraph 12.A.

**The terms of this Lease are negotiable among the parties. This is intended to be a legal agreement binding upon final acceptance. READ IT CAREFULLY. If you do not understand the effect of this Lease, consult your attorney BEFORE signing.**

This Lease Agreement has been executed in multiple copies (one for Tenant(s) and one for Owner) with original signatures. The items checked below are attached to this Lease Agreement and are incorporated by reference and are binding even if not initialed or signed.

- Personal Security Recommendations
- Property Inventory and Condition

\_\_\_\_\_  
 President  
 TTM Rentals, LLC

Date

\_\_\_\_\_  
 Tenant

Date

\_\_\_\_\_  
 Tenant

Date

\_\_\_\_\_  
 Tenant

Date

\_\_\_\_\_  
 Tenant

Date

\_\_\_\_\_  
 Tenant Parent (Guarantor)

Date

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