

Information for Completing the Lease Agreement for 1025 Swanson Street, Unit 311

1. **Use TXR 2011 – Residential Lease for Multi-Family Property Unit, most recent version.**
2. Section 1 – Landlord should be entered as: Tiny Dorms@Swanson TMC
3. Section 2 – Include Unit Number 311, located at: 1025 Swanson Street, Houston, TX 77030
4. Section 2 – County: HARRIS
5. Section 2 – Non-real property items should include the following verbiage in the blank: Items listed in Addendum A for Tiny Dorms, Unit 311
6. Section 3.A. – Primary Term. Please remember, we do not facilitate move-ins on the weekends. Use a date that is Monday – Friday. If the start date is the first half of the month, make the expiration date the last day of the previous month. If start date is AFTER 15th of the month, expiration date is end of that month.
7. Section 4.A. – Check Box (2) and include 60 in the blank.
8. Section 4.B. – Check Box (1)
9. Section 5.A. – Include the rent amount. The first full month's rent is due and payable not later than: lease commencement date. Check the box for “electronic payment”.
10. Section 5.A.(1) – check the box for “the first day of the month”.
11. Section 5.A. – Second Paragraph: Check the box for Property Manager. First month's rent is due on lease commencement date. Check the box for “electronic payment” only.
12. Section 5.B. – We do not prorate the first month's rent; it is prorated and due the second month. If prorated rent is required, please complete this section and use the following formula to calculate the amount: Monthly Rent x 12 / 365 x Number of Days, insert this amount in first blank and the first of the following month in the second blank. Check the box for “electronic payment”.
13. Section 5.C. – Place of Payment: Precision Realty & Management LLC / 281-866-7400
118 Vintage Park Blvd., #W756
Houston, TX 77070
14. Section 5.D.(3) – Check the following boxes ONLY. 1st Sentence, check the box for “electronic payment” AND “other means acceptable to the Landlord”. 2nd Sentence: check the boxes for “Landlord may”, “electronic payment” and “other means acceptable by Landlord”.
15. Section 5.D.(4) – check the box for Landlord REQUIRES.
16. Section 6.A. – put 3RD in blank.
17. Section 6.A.(1) – Check the box for (a) and include \$40 in blank
18. Section 6.A.(2) – include \$10 in blank
19. Section 7. - \$35 in blank
20. Section 9.B.(2) Include \$100 in first blank and \$10 in second blank.
21. Section 10.A. – Include Security Deposit amount in blank and check the box for “electronic payment” only.
22. Section 11. – Include in the blank: Water, Sewer, & Electricity.
23. Section 12.C. – check the box for “is NOT a part of HOA.”
24. Section 12.E. – Include 14 in blank.
25. Section 13.A.(2) – Check this box and include the following verbiage in the blank: To be assigned. Include an “N/A” in the next blank.
26. Section 14.C. Include \$100 in blank.
27. Section 14.D.(1) – Include 60 in the blank.
28. Section 14.D.(2) – Include the words “one month's rent” in this blank – NOT a dollar amount.
29. Section 15.B. – Include an “N/A” in the blank.
30. Section 15.C. – Include a “7” in the blank.
31. Section 17.B.(3) – Check the box for “Landlord will water the yard at reasonable and appropriate times including, etc.”
32. Section 17.B.(3)(a) – check this box “Landlord, at Landlord's expense.”
33. Section 17.E. – check the box for “not permitted”.
34. Section 18.A. – Include this number in the blank, 281-866-7400.

35. Section D.(2)(f) – include an “N/A” in the blank.
36. Section 26. Include the following in Special Provisions. Add an Addendum to continue if you can’t fit everything in on this page and make sure the check a box for Addendum on Page 15:
- 1) Absolutely NO PETS are permitted at the property for any reason, at any time. **ANY VIOLATION OF THE ABOVE OR OF THE PROHIBITIONS LISTED IN PARA. 12.D., WILL RESULT IN IMMEDIATE EVICTION. ** 2) There will be a \$100 repair deductible for each and every repair, except those provided for in the Texas Property Code. 3) Tenant will pay a monthly convenience fee of \$9.95 to Precision Realty & Management, LLC.
37. Section 28.B.(4) – put “N/A” in each of these blanks; should be total of 4.
38. Section 31 – Check the boxes for: Addendum Regarding Rental Flood Disclosure, Addendum Regarding Lead-Based Paint, Inventory & Condition Form, Mold Remediation Consumer Protection, Bed Bug Addendum, Landlord’s Rules & Regulations, Agreement Between Brokers, Residential Lease Application. Add in the Blank areas with an X in the box: IABS/Broker Notice, PRM Tenant Selection Criteria, GL Insurance Addendum.
39. Section 32 – NOTICES: For Landlord c/o, include the following:
Precision Realty & Management, LLC
118 Vintage Park Blvd., W756
Houston, TX 77070
Email: pri@precisionrealty.com
40. Section 34.F. – Make sure to complete this section. **DO NOT LEAVE BLANK.**
41. Section 34.J. – Include in the blank, Precision Realty & Management, LLC and check the box for “will”.
42. For Signatories, include the following:
- a. Kelli Bigby – Broker’s Associate’s Printed Name
 - b. Sandra Ferguson – Broker’s Printed Name, 9005644 License Number.
 - c. Precision Realty & Management, LLC – Firm Name

ADDITIONAL ITEMS NEEDED FOR THIS LEASE:

- Addendum A (Inventory List for Furnished Unit)
- Addendum B to Lease Agreement
- Landlord’s Rules & Regulations for 1025 Swanson Street Units
- TXR 2013 Bed Bug Addendum
- TXR Addendum Regarding Lead Based Paint (there is a signed form in the MLS Attachments)
- TXR 2511 Protect Your Family from Lead Pamphlet (have your clients initial FIRST & LAST PAGES)
- TXR Addendum Regarding Rental Flood Disclosure (there is a signed form in MLS Attachments)
- TXR 2507 Consumer Protection Mold Pamphlet (have your clients initial BOTH PAGES)
- PRM LLC Tenant Selection Criteria (make sure clients completes and signs at bottom)
- PRM LLC Required Forms (please make sure the sign where indicated or initial if no signature space)