



ALL COUNTY®

Prime Property Management

All County Prime Property Management
26077 Nelson Way, Suite 304. Katy, TX 77494

ALL COUNTY ADDENDUM-REV ACPPM240731

1. **CRIMINAL ACTIVITY:** If you or your invitee engages in criminal activity on the premises or near enough to adversely affect it or neighbors, such activity will be a default for which this lease may be immediately terminated.
2. **NOTICES:** Any notices from us to you will be deemed delivered when mailed to you at your dwelling by first class mail; or personally handed to you or anyone in your dwelling; or left at your dwelling in your absence. Delivery of one copy of a notice is sufficient for all residents. Any notice from you to us will be deemed delivered when received at our office, by certified mail, return receipt requested, or personally delivered to us.
3. **MOLD:** You must take steps to limit the growth of mold in your dwelling. This includes operating the heating and air conditioning system as appropriate to reduce humidity, using appropriate ventilation, limiting evaporation of water, promptly removing any visible mold, and immediately reporting to us any leaks or other water intrusion into your dwelling or any visible mold that you cannot remove.
4. **LIABILITY:** We will not be liable for any damages, loss, or injury to persons or property occurring within your dwelling or upon the premises. Although there are entrance and exit gates for the dwelling community, they do not significantly limit access to the property by anyone. There will be times when they do not work due to malfunction or damage. In addition, access is not restricted by a wall or fence. You are responsible for obtaining your own casualty and liability insurance. With respect to your family or invitees, you agree to hold us harmless and indemnify us from liability. **WE STRONGLY RECOMMEND THAT YOU SECURE INSURANCE TO PROTECT YOURSELF AND YOUR PROPERTY.** Your successors, heirs, beneficiaries, and personal representatives are bound by the provisions of this lease.
5. **WAIVERS:** Our acceptance of rent after knowledge of a breach of this lease by you is not a waiver of our rights nor an election not to proceed under the provisions of this lease or the law. Our rights and remedies under this lease are cumulative; the use of one or more shall not exclude or waive our right to other remedies. Your rights under this lease are subordinate to any present or future mortgages on the premises. We may assign our interest in this lease. You and we waive any right to demand a jury trial concerning the litigation of any matters arising between us.
6. **APPLICATION:** If any information given by you in your application is false or not complete, we may, at our option, terminate this lease. You must notify us promptly in writing of any changes in the information provided to us in your application.
7. **RADON GAS:** Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Texas. Additional information regarding radon and radon testing may be obtained from your county health department. Texas Statute requires that you be provided the preceding notice.
8. **CREDIT REPORTS:** We have the right to obtain credit and any other reports on you which we may deem appropriate until all of your obligations under this lease are fulfilled. Upon your written request, we will inform you of the name and address of each agency from which a credit report is obtained. We have the right to report to others our credit and other experience with you.
9. **LAWS AND ORDINANCES:** You must comply with all laws, ordinances, rules, or regulations (such as, but not limited to homeowner association, city code and local ordinances) that apply to the dwelling.
10. **DEFAULT NOTICE/NON- EMERGENCY PHONE CALLS AFTER HOURS:** Tenant agrees to pay a posting fee if a non- emergency phone call is made after hours and/or notice (i.e., 3 Day Notice, 7 Day Notice, etc.) is required to be sent to tenant and said fee shall be considered additional rent.
11. **LEASE PRESENTATION:** Tenant agrees that they have viewed the Lease Presentation Video prior to signing this Lease Agreement. After move in, sign and lock box will be picked up. If they cannot be accessed, a fee will be charged to your account.
12. **ON-LINE ACCESS:** Tenant will be offered an on-line access account to pay rent monthly.
13. **MOVE OUT:** Tenant will be responsible to have carpets professionally cleaned, provide written receipt of cleaning and leave home in the same condition that it was upon move in. A coordination fee will be assessed if All County makes any maintenance arrangements after move out.
14. **FINANCIAL INSTITUTES:** All fees assessed by financial institutions are the responsibility of the tenant.
15. **SUBLETTING:** You are not allowed to sublet.
16. **PAYMENTS:** You agree to pay the monthly rent indicated in this lease via your online account, or via Cashpay, on or before the 1st day of each month without deduction or set off. Payments cannot be made in cash or brought into our office. In certain circumstances and when authorization has been provided allowing a payment to be either mailed or brought into the office, tenant agrees to pay a \$10 processing fee which will be charged to the tenant's account.
17. **LEASE RENEWAL:** \$100.00 Renewal fee when lease is renewed.
18. **MONTH TO MONTH:** A minimum of \$150.00 Month to month fee will be charged monthly once lease expires.
19. **FEES:** The following fees are responsibility of the tenant: Returned payment \$50 Per each. Administrative Fee for payment made via money order, cashier's check and/or certified check: \$25 per payment. Lockout Trip Charge: \$150 Per trip. Service of Notice Fee: \$75 Per service (Posting Fee). Notice of Violation Mail/Email: \$25 Per 1st notice sent, \$50 Per 2nd notice sent. Notice of Violation Penalty Default Fee: \$100 Per occurrence + violation + service of notice fee. Unauthorized Pets: \$300 Per occurrence + violation + service of notice fee + \$25 per day. Violation of non-smoking policy: \$300 Per incident + violation+ service of notice fee. Noise Violation: \$150 Per incident + service of notice fee. Holdover Fee Variable: Triple daily rent. Utility Service Handling Fee: \$100 Per utility per bill, if the tenant neglects to put utilities in their own name. Lost House or Mail Key: \$50 Plus re-key charges. Lease Add-On Admin Fee: \$200 Plus Application fee + tenant screening fee. Any lease contract changes will result in a \$200 Lease rewriting fee, "EXAMPLE: Addition/removal/replacement of an occupant".
20. **EVICCTIONS:** If an eviction is filed, All County will be due \$1,000.00 plus \$250 per hour and other fees deemed by the Broker. Attorney fees, court costs are all in addition to the above All County fees.
21. **CREDIT REPORTING:** All County automatically signed up for credit reporting. When lease payment obligations are met, credit information will be reported to the credit bureaus and will help build a positive credit history. If rental payment obligations are not met, as per your lease contract agreement, the late payment will be reported to the credit bureaus. This can impact your credit and can affect your credit score adversely.
22. **CODE VIOLATIONS:** We have the authority to terminate this lease if Code Violations are issued on the property that would require the residence to be vacant. We also may terminate this lease if the Code Violations cannot be corrected by the owner in the time frame allotted by the authority issuing the violations.
23. **TENANT BENEFIT PACKAGE:** A monthly fee of \$20.00 for 2 adults (+\$5 for any additional adult) will be charged for your Tenant Benefit Package. Please reference your welcome packet or contact office for details.

Resident Signature(s):

Agent Signature

TENANT BENEFIT PACKAGE

\$20 PER MONTH for 2 adults
+\$5 for any additional adults per month

What This Means For You

New residents starting August 1st, 2024 and current residents will be automatically signed up at the same time on August 1st and the service will be FREE until the lease renewal via a credit reporting addendum in your lease at that time.

Your Tenant Benefit Package is included will ALL lease agreements and includes the following:



Cred Hub

Tenants will automatically be signed up for credit reporting. We offer this to provide the ability to boost the credit score for substantial monthly payment, their rent.



Resident Rewards Program

We offer cash, gift cards, and exclusive discounts



Trusted Vendor Network

Everyone who services your home is screened to exceed our standards for insurance, licensing, and professionalism for the job



Annual Property Visits

Once a year we will schedule a visit for us to come check on the property to ensure lease compliance and any deferred maintenance

More benefits:

24/7 Maintenance Support

- You can reach a live person after hours for emergency maintenance concerns by simply calling our main phone line

Online Payments

- You have 24/7 access to our online payment service that offers free ACH or e-check payment options

Maintenance Portal

- You have 24/7 access to our Maintenance Portal to submit maintenance requests which allows direct communication with our vendors to coordinate appointments and increase response time enabling faster and more thorough repairs

Utility Concierge Setup

- This service helps you in having all your utilities connected prior to your move in day. This includes assisting with electric, water, gas, alarm, internet and even moving truck service setup.

One Time Reduced Late Payment Charge

- We will grant a one-time reduction of your late fee by \$50 or more if paid the same day that the late fee is applied to the account. This can only be used once a year.

Paylease CashFree Pay Service

- This service is uniquely generated and associated with your account, allowing you to make payments in cash at locations such as Walmart, Kroger or other participating retailers





ALL COUNTY®
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credhub™

Credit Reporting

Residents,

We are happy to announce that your property manager has partnered with CredHub to start rental credit reporting. Most people spend 26 -50% of their income on rent, so shouldn't you get credit?

What Does This Mean for You?

You will be automatically signed up for credit reporting. We offer this as an amenity to help give all residents the ability to receive credit for their most substantial monthly payment, your rent. Credit scores can increase from 20 - 70 points with this benefit.

Other Benefits Include:

- 💰 Positively increases buying power (homes, cars, personal loans)
- 📈 Higher credit score yields lower interest rates on credit cards
- 🏠 Rental history may be backdated upon request up to 24 months

How Do You Get Signed Up

All residents will be signed up at the same time on August 1st. You will get this service for free until your lease renewal. You will find a credit reporting addendum in your lease at that time.

Things to Note About Your Payment Obligation + Late Rent

When lease payment obligations are met, credit information will be reported to the credit bureaus and will help build a positive credit history. If rental payment obligations are not met, as per your lease contract agreement, the late payment will be reported to CredHub and thereafter to the credit bureaus. This can impact your credit and can affect your credit score adversely.

Please contact your management team or Credhub for any questions:

credhub™

833.888.2733

credhub.com



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FAQ for Residents

Why should I want my property manager to report my rent to the credit bureaus?

For most residents, rent is the largest monthly payment. Every resident should be getting credit for paying rent on time and be rewarded by having that payment improve their credit score. Rent is one of the fastest ways to increase a credit score, with an average increase above 40 points and some as high as 100 points depending on where an individual is in the FICO scoring matrix. This translates into additional financial freedom for the resident. A higher credit score can result in lower interest rates for a loan (e.g. car, home), additional qualifications for credit cards, higher limits on credit cards, and lower insurance rates. A higher credit score can even help get a job, as it is viewed as an element of risk to an employer.

Why hasn't my credit score changed when I check it online?

CredHub submits to the bureaus at the beginning of each month the previous month's rental payments. The bureaus process the file, which can take up to ten days. Credit score websites such as Credit Karma and FreeCreditScore.com are delayed several weeks in obtaining new information. A credit report drawn directly from the credit bureaus will reflect new payment information within a few days. On average, residents see their scores impacted in the first three to six months.

I have never had a late payment, so why has my credit score dropped?

Since this is the first-time credit bureaus have seen payment history for rent, it is viewed as new debt. Like buying a new house or car, the credit score may see a slight drop initially however, it will level out and increase as more on-time payments are made.

What happens if my payment history is submitted incorrectly?

CredHub handles all questions and disputes with your residents. We have an all access website at www.credhub.com, can be reached by phone at 1-833-888-2733, or by email at support@credhub.com. If a correction may be needed on information that was inadvertently submitted to the credit bureaus, we will handle resolution for the resident.

If questions are not answered here, please call us at 1-833-888-2733