

FURNISHED PROPERTY & PERSONAL PROPERTY INVENTORY ADDENDUM

Property Address: 9011 S Ferndale Place Dr, Houston, TX 77064

Lease Agreement Date: _____

Landlord: Rosy Palacios

Tenant(s): _____

SECTION 1: INVENTORY OF PERSONAL PROPERTY

The Landlord provides the following personal property, electronics, and appliances for the Tenant's use during the lease term:

1. Audio/Visual & Home Theater Equipment

- **Front Room:** One (1) 78-inch Smart TV, including existing wall mount, hardware, and remotes.
- **Living Room:** One (1) 78-inch Smart TV, including existing wall mount, hardware, and remotes.
- **Primary/Master Bedroom:** One (1) 78-inch Smart TV, including existing wall mount, hardware, and remotes.
- **Upstairs Game/Media Room:**
 - One (1) 78-inch Smart TV, including wall mount and remotes.
 - One (1) Overhead Screen Projection System, projector mount, and remote.
 - Four (4) Brown Leatherette/Leather Reclining Movie Theater Seats.
 - One (1) Beige/Brown scatter rug.
- **Garage:**
 - Four (4) 65-inch Smart TVs configured as a Video Wall, including wall mounts, hardware, controller/video processor, and remotes.

2. Smart Home & Exterior Upgrades

- **Security:** All exterior smart security cameras currently installed around the perimeter, including mounting hardware and power supplies.
- **Lighting:** Permanent exterior smart lighting system, including power units, control hubs, and associated accessories.

3. Kitchen & Laundry Appliances *(in addition to standard built-in Stove, Oven, Microwave, Disposal, and Dishwasher)*

- **Refrigerator:** One (1) new, unused freestanding refrigerator.
- **Washer:** One (1) clothes washing machine.
- **Dryer:** One (1) clothes dryer machine.

SECTION 2: TERMS & CONDITIONS OF USE

1. **Move-In Inspection & Working Order:** Tenant acknowledges that all listed items are in clean and full working order as of the Lease Start Date. Tenant shall note any pre-existing cosmetic or functional defects on the Move-In Inventory Condition Form within three (3) days of occupancy.
2. **Maintenance & Financial Liability:** Tenant agrees to maintain all inventory items in good condition. Tenant shall be financially responsible for any damage, screen breakage, destruction, or loss caused by misuse, negligence, accident, or intentional acts by Tenant, household members, or guests.
3. **No Obligation to Replace Luxury/Non-Essential Items:** If any non-essential personal property (including, but not limited to, TVs, video walls, projection systems, sound gear, rugs, or theater seating) becomes damaged or inoperable during the lease term due to Tenant misuse or neglect, Landlord is under no obligation to repair or replace the item.
4. **Security Deposit & Liability Beyond Deposit:** Landlord reserves the right to deduct repair, replacement, or cleaning costs for any damaged personal property from Tenant's Security Deposit. **Tenant expressly agrees that the Security Deposit does not cap or limit Tenant's total financial liability.** If the cost of repair or replacement for damaged personal property or inventory exceeds the total Security Deposit held by Landlord, Tenant agrees to pay Landlord the remaining balance within fifteen (15) days of receiving an itemized invoice.
5. **Prohibition of Removal or Alteration:** Tenant shall not remove any listed inventory items from the premises, nor alter wall mounts, wiring, video processors, or permanent exterior fixtures without prior written consent from the Landlord.

SIGNATURES

Tenant Signature

Landlord / Property Manager Signature

Date

Date