



INFORMATION FOR OTHER BROKERS & APPLICANTS

Please ensure that you and your prospective tenant read the attached TENANT SELECTION CRITERIA and APPLICANT REQUIREMENTS to be aware of our selection criteria and requirements. This form is part of the online application process and all applicants will be required to sign it. This packet also includes a copy of our current LANDLORD RULES & REGULATIONS and RESIDENT BENEFIT PACKAGE that are part of any lease signed with TRS.

1) Application Fee: This will be paid online as part of the application process.

2) Lease Signing: There is no need for your prospect to fill out a complete lease before making application. The sample lease on our website has all the information and addenda needed (including our Landlord's Rules & Regulations) and can be used to go over the lease terms with them if you prefer. Even if you do provide us with a completed lease, we will prepare and send to you and Applicant a digital lease that both of you can review and sign electronically. APPLICANTS ARE HIGHLY ENCOURAGED TO READ THE LEASE before signing, as there are many responsibilities that they are agreeing to perform and live under in this lease. Once signed the lease will be routed back to us for execution. **Please be aware that we will not execute any lease until the Security Deposit is received.**

3) Commission checks are normally mailed within one (1) business day of move-in provided we have a copy of your Brokerage W-9. If you would prefer to pick it up, please inform us.

STANDARD TRSI LEASE REQUIREMENTS

We use the current Texas REALTORS (TXR) lease forms, and the following terms are standard and required for all our leases. If there are non-real estate items on the property (#2), Landlord paid utilities (#11), or Landlord Yard Maintenance (#17.B), these items will be in the MLS Listing. If the offer you submitted has different terms in conflict with these, your offer is hereby countered to reflect these terms:

RESIDENTIAL LEASE AGREEMENT (TXR2001) 07-08-22

2. ... with the following non-real property items: none or N/A (unless the listing lists some items, the vast majority will be none).
4. A. (1) 30 days before... B. (1) on the last day of the month ...
5. A. (1) the first day of each month during this lease. First month's rent made payable to Property Manager and due and payable no later than Commencement Date by cashier's check, money order, other means acceptable to Landlord.
C Name: Terra Residential Services, Inc. Address: 9977 W. Sam Houston Parkway North, Suite 160, Houston TX 77064
D. (3) all can be checked, Landlord may charge electronic payment (4) Landlord requires.
6. A. payment by the 3rd day of each month.. (1) initial late charge .. (a) \$40.00 and (2) additional ..of \$10.00 per day
7. RETURNED PAYMENTS: Tenant will pay Landlord \$50.00 for each payment
9. B. (2) ...an initial amount of \$100.00 and \$10.00 per day ...
10. A. Security Deposit paid by... cashier's check, money order other means acceptable to Landlord.
11. A. Tenant will pay all ... except the following which Landlord will pay: N/A.
12. E. Guests: Tenant may not permit any guest ... or 20 days...
14. C. ...a trip charge of \$100.00.
D. (1) during the last 30 days of this lease (2) ...a fee of \$ 1 month's rent
15. A. AS-IS provided that Landlord: if any, make sure these are included on application or it will be filled out N/A...
B. ...deliver it to Landlord within 7 days...
17. B. (3) (b) Tenant, at Tenant's expense, will maintain the yard.
17. F. Smoking not permitted
18. A. ...call: 713-895-9966.
D. (2) (f) ...the following specific items or appliances: refrigerator, washer, or dryer, if any. (except th/cond)
26. SPECIAL PROVISIONS: Includes automatic enrollment into Terra Residential's Resident Benefit Package at an additional cost of \$45.95 per month payable with rent.
28. B. (4) (a) (ii) 100.00% of one month's rent...(b) (ii) 100.00% of one month's rent...
31. Check all Addenda that apply but at a minimum: Addendum Regarding Rental Flood Disclosure, Agreement between Brokers; Addendum Regarding Lead Based Paint (if home built before 1978); Landlord's Rules & Regulations, Inventory and Condition Form, Residential Lease Application Information About Brokerage Services, Resident Benefit Package
32. Landlord c/o ..Terra Residential Services, Inc., 9977 W. Sam Houston Parkway North, Suite 160, Houston TX 77064,
Email: notice@terraresidential.com.
34. J. Landlord's broker, Terra Residential Services, Inc. will act as the property manager for landlord.

ANIMAL AGREEMENT (TXR2004 05-05-24)

B. Typical Consideration for 1 animal: (1) ... an animal deposit of \$400.00.

I. SPECIAL PROVISIONS: Upon move-out, carpets must be professionally cleaned, defleaded and deodorized. Tenant will provide an invoice to TRS, of a reputable company, showing such cleaning, deflea and deodorization at Move-Out. If Tenant fails to provide an invoice at Move-Out these may be arranged by Landlord and the costs will be paid by Tenant.

LANDLORD'S RULES & REGULATIONS (a TRS Form) This required addendum is part of all our leases and includes the specifics of day to day dealings between TRS and the tenant including how to contact us, how to pay rent, how to report repairs, etc. This addendum is attached below or you may preview this document on our website on the Tenant Documents page.

RESIDENT BENEFIT PACKAGE (a TRS Form) This required addendum is part of all our leases. Attached.

