



10730 Potranco Rd

Suite 122-484

San Antonio TX 78251

www.resolutionsxv.com

yourfriends@resolutionsxv.com

MANAGEMENT AGREEMENT ADDENDUM

ADDENDUM TO LEASING AND MANAGEMENT AGREEMENT BETWEEN THE UNDERSIGNED PARTIES
CONCERNING THE PROPERTY AT

- The Owner agrees any/all contact with Tenant will be facilitated via our office only. Furthermore, the Owner agrees and understands that if the Owner has any contact with Tenant(s) in person, by mail, by phone, by email, or otherwise; in the event of a legal dispute which results in litigation, the Owner may have to testify in person.
- Maintenance requests on water heaters, HVAC systems, sewage backup, electrical and roofs will be considered an emergency repair as per Residential Leasing and Property Management Agreement, Paragraph 4.A.(22) and such repairs may be authorized/approved by property manager at owner's expense without owner's prior approval if initial contact with owner cannot be established.
- Emergency repairs of properties with a home warranty will be accomplished by RE Solution XV LLC's preferred vendors (at vendor's regular pricing) if home warranty cannot comply with the Texas Property Codes "reasonable time" of repair. (See Texas Property Code)
- Property Assessments are conducted a minimum of twice per lease year and will be charged to the Owner at a rate of \$100 per assessment at the time of completion. The Owner will only be charged for the minimum of two property assessments and any additional assessments will be done at RE Solutions XV LLC's expense
- RE Solutions XV LLC charges a 10% Vendor Oversight Fee per maintenance invoice, capped at \$300. This fee reflects the comprehensive management of repairs, including after hours coordination to ensure seamless communication between vendors and tenants, prompt scheduling of services, and verification that all work is completed per RE Solutions XV standards.
- RE Solutions XV LLC and its agents shall have sole responsibility for approving applicants, unless there are specific reasons to consult with the property owner. RE Solutions XV LLC may approve lease extensions and early terminations, provided that RE Solutions XV LLC consults with the property owner before finalizing such decisions.

