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GENERAL LEASE ADDENDUM

This Lease Addendum ("Addendum") is hereby incorporated into the existing lease agreement ("Lease") between _____ ("Landlord") and _____ ("Tenant") for the property located at _____. This addendum encompasses critical elements within the lease agreement that must be acknowledged. Please carefully review the following points:

Additional Rents: All late fees, NSF check (or dishonored electronic payment) charges, maintenance service billings (e.g., untimely yard work), interest, etc., will be considered as supplementary rent in accordance with the terms of this agreement. The landlords retain the right to allocate payments to outstanding late fees, interest, or overdue balances before applying them to more recent rental obligations.

No Smoking Policy: The act of smoking, which encompasses Tobacco, Hookahs, Marijuana, E-cigarettes, Pipes, and Vaping products, is absolutely forbidden within the property and the garage. Failure to comply with this policy may result in eviction proceedings being initiated.

Administration/Technology Fee: A \$10.00 monthly fee will be added to the rent to support essential administrative and technological services. This fee covers secure digital record-keeping, online payment, the resident portal, and 24/7 maintenance oversight.

Maintenance Access: Residents are required to grant maintenance personnel access to the home for repairs. Any charges incurred due to missed appointments by vendors are the responsibility of the residents. Additionally, if RE Solutions XV staff is required to open the door for a vendor, a trip fee of \$75 will be charged.

Lockouts: Be advised that the property management company bears no responsibility in the event that a resident locks themselves out of the property. Should such a situation arise, tenants are required to engage their own locksmith services to regain access. Additionally, any costs incurred due to damages caused during the process will be the sole responsibility of the resident.

Prohibited Items: Unless approved in writing by the management company, trampolines, play areas, and above-ground pools (whether hard or soft wall) are not permitted on the property. If approval is granted, the resident may be required to provide additional insurance coverage.

Renter's Insurance: Renter's insurance is mandatory, with RE Solutions XV LLC listed as an Additional

Interested party and copy provided to RE Solutions XV LLC. Please be advised that failure to provide copies of renters insurance or allowing the policy to lapse during tenancy will result in a \$100 increase in rent.

Rent Adjustments: Rent may increase annually based on prevailing market values and the owner's escalated expenses.

Lease Renewal Fee: A Lease Renewal Fee of \$75.00 will be applied to residents upon each lease renewal.

Lease Renewals: RE Solutions XV will send a lease renewal offer (if applicable) approximately 60 days before the current lease end date. If the renewal is not signed by the specified deadline, this notice will also serve as the official **Notice of Non-Renewal** for the existing lease. In the rare instance that a month-to-month lease is offered or approved, a 25% increase in the monthly rent amount will apply

Resident Handbook Fees: Residents are advised to review the RE Solutions XV LLC Resident Handbook and thoroughly understand the fee information provided therein. If applicable, any fees outlined in the Resident Handbook - Resident Fee Information will be billed to residents.

Document Compliance: Residents have thoroughly reviewed, signed, and initiated all requisite documents.

Move-Out Instructions: Residents must comply with the Move-Out Instructions, which includes the mandatory arrangement for professional house and carpet cleaning upon vacating the premises. It's important for tenants to understand that adherence to the move-out instructions is a requirement. Any work orders created as part of the move-out process will include a **10% vendor coordination fee.**

Please acknowledge your understanding and acceptance of these terms by signing below:

Residents Name: _____ Signature/Date: _____

Residents Name: _____ Signature/Date: _____