

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 per signed agreement at the cost of \$75.00 per assessment, charged to the owner at the completion of assessment. 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 and its agents shall have sole responsibility for establishing the terms and conditions for tenancies of the property, including but not limited to approving applicants, lease extensions and terminations.
- In addition to Paragraph 4(C) of the Residential Leasing and Property Management Agreement, the disposition of the security deposits of all tenants, whether the deposit is held by the Broker or the Owner, shall be at the sole discretion of Broker. Maintenance limit amount is not applicable during security deposit itemization of tenant related charges and will not be discussed with the Owner.
- If at any time the property owner disputes RE Solutions XV LLC's advised charges against the tenant security deposit itemization and RE Solutions XV LLC feels the charges may be in violation of the Texas Property Code Sec. 92.109. (Retaining security deposit in bad faith); RE Solutions XV LLC may terminate the management agreement and the security deposit will be sent to the property owner to conduct their own security deposit itemization.

