



AGREEMENT BETWEEN BROKERS FOR RESIDENTIAL LEASES

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CONCERNING THE RESIDENTIAL LEASE OF THE PROPERTY AT 2021 Newport Trace Lane, Houston, TX 77535

_____ between
Juan Alvarez, Maria Alvarez (Landlord) and
Brice Barton, Bianca Barton (Tenant).

A. FEE: Listing Broker will pay Other Broker a fee equal to:

- (1) 50.000 % of one full month's rent that Tenant is obligated to pay under the above-referenced lease.
- (2) N/A % of all rent that Tenant is obligated to pay under the primary term of the above-referenced lease.
- (3) N/A

The fee under this Paragraph A is earned at the time the lease is binding on the parties to the lease and is payable promptly after Tenant pays the first full month's rent, the prorated rent, and the security deposit.

B. OTHER FEES:

- (1) Renewals: If the parties to the above-referenced lease renew the lease, Listing Broker will pay Other Broker an additional fee equal to:
 - (a) N/A % of one full month's rent that Tenant is obligated to pay under the renewal.
 - (b) N/A % of all rent that Tenant is obligated to pay under the renewal term.
 - (c) N/A

The fee under this Paragraph B(1) is earned when the renewal begins and is payable when Listing Broker receives Listing Broker's fee for the renewal in accordance with a separate agreement between Landlord and Listing Broker. A "renewal" includes renewals, extensions, and new leases for the Property between the parties to the lease with terms greater than 30 days. This Paragraph B(1) does not apply to month-to-month renewals.

- (2) Sales: If Landlord agrees to sell the Property to Tenant during the term of the lease, including any renewal or extension, Listing Broker will pay Other Broker an additional fee equal to:
 - (a) N/A % of the sales price.
 - (b) N/A

The fee under this Paragraph B(2) is earned when Landlord agrees to sell the Property to Tenant and is payable when Listing Broker receives Listing Broker's fee for the sale in accordance with a separate agreement between Landlord and Listing Broker. "Sell" means to agree to sell, convey, or transfer a legal or equitable interest (excluding a lease) by written or oral agreement or option.

Red Baloon Realty

Other Broker 458890 License No.

By _____ Date

Valeri Jones

3555 Preston, Suite 100

Address

Houston, TX 77005

City, State, Zip

(281)755-1000

Phone _____ Fax

Eado Realty

Listing Broker 523990 License No.

By _____ Date

Gina Ramos

14 Calumet St

Address

Houston, TX 77535

City, State, Zip

(713)844-5000

Phone _____ Fax

Submit IRS Form W-9 (see www.irs.gov) to Listing Broker for payment of fee.



RESIDENTIAL LEASE APPLICATION

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Each occupant and co-applicant 18 years or older must submit a separate application.

Property Address: 2021 Newport Trace Lane, Houston, TX 77535
Anticipated: Move-in Date: 04/14/2023 Monthly Rent: \$ 1,950.00 Security Deposit: \$ 2,000.00
Initial Lease Term Requested: 12 (months)

Property Condition: Applicant has has not viewed the Property in-person prior to submitting this application.

Applicant is strongly encouraged to view the Property in-person prior to submitting any application.
Landlord makes no express or implied warranties as to the Property's condition. Applicant requests Landlord consider the following repairs or treatments should Applicant and Landlord enter into a lease: **Have the home professionally cleaned prior to move-in. Have the lawn mowed and edged prior to move-in.**

Applicant was referred to Landlord by:

Real estate agent Valeri Jones (name) (281)755-1000 (phone) vjonesrealtor@gmail.com (e-mail)
 Newspaper Sign Internet Other _____

Applicant's name (first, middle, last) Brice Barton

Is there a co-applicant? yes no *If yes, co-applicant must submit a separate application.*

Applicant's former last name (maiden or married) _____

E-mail brice.barton@gmail.com Home Phone _____

Work Phone _____ Mobile/Pager (713)555-4444

Soc. Sec. No. _____ Driver License No. _____ in _____ (state)

Date of Birth 12/05/1985 Height 5'10' Weight 205 Eye Color Brown

Hair Color Brown Marital Status Married

Emergency Contact: (Do not insert the name of an occupant or co-applicant.)

Name and Relationship: Francine Barton (Mother)

Address: 7240 Deerbrok Lane

City: Humble State: TX Zip Code: 77357

Phone: (281)555-5555 E-mail: francineb1961@gmail.com

Name all other persons who will occupy the Property:

Name: Bianca Barton Relationship: wife Age: 37

Name: Ariel Barton Relationship: daughter Age: 4

Name: _____ Relationship: _____ Age: _____

Name: _____ Relationship: _____ Age: _____

Applicant's Current Address: 9539 Spencer Hwy Apt. No. 156

Pasadena, TX 77505 (city, state, zip)

Landlord or Property Manager's Name: The Oaks at Spencer Email: manager@oaksofspencer.com

Phone: Day: (713)333-3333 Nt: (713)333-3333 Mb: _____ Fax: _____

Date Moved-In: 07/01/2021 Move-Out Date 04/16/2023 Rent \$ 1,550.00

Reason for move: want a 3 bedroom home

Applicant's Previous Address: _____ Apt. No. _____
 _____ (city, state, zip)

Landlord or Property Manager's Name: _____ Email: _____
 Phone: Day: _____ Nt: _____ Mb: _____ Fax: _____
 Date Moved-In _____ Move-Out Date _____ Rent \$ _____
 Reason for move: _____

Applicant's Current Employer: **Acme Chemical Company**
 Address: **4333 SH 225, Deer Park, TX 77536** (street, city, state, zip)
 Employment Verification Contact: **Bill Jones** Phone: **(713)444-4444**
 Fax: _____ E-mail: **bjones@acmechemical.com**

Start Date: **05/01/2019** Gross Monthly Income: \$ **\$5,900.00** Position: **operator**
 Note: If Applicant is self-employed, Landlord may require one or more previous year's tax return attested by a CPA, attorney, or other tax professional.

Applicant's Previous Employer: _____
 Address: _____ (street, city, state, zip)
 Employment Verification Contact: _____ Phone: _____
 Fax: _____ E-mail: _____

Employed from _____ to _____ Gross Monthly Income: \$ _____ Position: _____
 Note: Applicant is responsible for including the appropriate contact information for employment verification purposes.

Describe other income Applicant wants considered: _____

List all vehicles to be parked on the Property:

Type	Year	Make	Model	License Plate No./State	Mo. Payment
Truck	2020	Ford	F150	YVD1671	\$420.00
Car	2021	Hyundai	Sant Fe	PRQ6641	\$395.00

Will any animals (dogs, cats, birds, reptiles, fish, and other animals) be kept on the Property? yes no
 If yes, list all animals to be kept on the Property:

Type & Breed	Name	Color	Weight	Age in Yrs.	Gender	Neutered?	Bite History?	Rabies Shots Current?	Assistance Animal?
Dog / Jack Russell	Shasta	B/W/T	35	6	Male	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N
						<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> Y <input type="checkbox"/> N
						<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> Y <input type="checkbox"/> N
						<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> Y <input type="checkbox"/> N

If any of the animals listed above are assistance animals, please provide appropriate documentation with a reasonable accommodation request for the assistance animal(s).

Yes <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	No <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	Will any waterbeds or water-filled furniture be on the Property? Does anyone who will occupy the Property smoke? Will Applicant maintain renter's insurance? Is Applicant or Applicant's spouse, even if separated, in military? If yes, is the military person serving under orders limiting the military person's stay to one year or less?
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<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>

Has Applicant ever:
 been evicted?
 been asked to move out by a landlord?
 breached a lease or rental agreement?
 filed for bankruptcy?
 lost property in a foreclosure?
 been convicted of a crime? If yes, provide the location, year, and type of conviction below.
 Is any occupant a registered sex offender? If yes, provide the location, year, and type of conviction below.
 had any credit problems, slow-pays or delinquencies? If yes, provide more information below.
 Is there additional information Applicant wants considered?

Additional comments: _____

Authorization: Applicant authorizes Landlord and Landlord's agent, at any time before, during, or after any tenancy, to:

- (1) obtain a copy of Applicant's credit report;
- (2) obtain a criminal background check related to Applicant and any occupant; and
- (3) verify any rental or employment history or verify any other information related to this application with persons knowledgeable of such information.

Notice of Landlord's Right to Continue to Show the Property: Unless Landlord and Applicant enter into a separate written agreement otherwise, the Property remains on the market until a lease is signed by all parties and Landlord may continue to show the Property to other prospective tenants and accept another offer.

Privacy Policy: Landlord's agent or property manager maintains a privacy policy that is available upon request.

Fees: Applicant submits a non-refundable fee of \$ 45.00 to MySmartMove.com (entity or individual) for processing and reviewing this application. Applicant submits will not submit an application deposit of \$ _____ to be applied to the security deposit upon execution of a lease or returned to Applicant if a lease is not executed.

Acknowledgement & Representation:

- (1) Signing this application indicates that Applicant has had the opportunity to review Landlord's tenant selection criteria, which is available upon request. The tenant selection criteria may include factors such as criminal history, credit history, current income and rental history.
- (2) Applicant understands that providing inaccurate or incomplete information is grounds for rejection of this application and forfeiture of any application fee and may be grounds to declare Applicant in breach of any lease the Applicant may sign.
- (3) Applicant represents that the statements in this application are true and complete.
- (4) Applicant is responsible for any costs associated with obtaining information.

Applicant's Signature Brice Barton

Date

For Landlord's Use:

On _____, _____ (name/initials) notified
 Applicant _____ by phone mail e-mail fax in person that Applicant was
 approved not approved. Reason for disapproval: _____



**AUTHORIZATION TO RELEASE INFORMATION
RELATED TO A RESIDENTIAL LEASE APPLICANT**

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I, Brice Barton (Applicant), have submitted an application to lease a property located at 2021 Newport Trace Lane, Houston, TX 77535 (address, city, state, zip).

The landlord, broker, or landlord's representative is:

<u>Eagle Property Management</u>	(name)
<u>5555 Southmore Rd</u>	(address)
<u>Pasadena, TX 77505</u>	(city, state, zip)
<u>(713)988-2000</u>	(phone)
<u>management@eaglepm.com</u>	(e-mail)

I give my permission:

- (1) to my current and former employers to release any information about my employment history and income history to the above-named person;
- (2) to my current and former landlords to release any information about my rental history to the above-named person;
- (3) to my current and former mortgage lenders on property that I own or have owned to release any information about my mortgage payment history to the above-named person;
- (4) to my bank, savings and loan, or credit union to provide a verification of funds that I have on deposit to the above-named person; and
- (5) to the above-named person to obtain a copy of my consumer report (credit report) from any consumer reporting agency and to obtain background information about me.

Applicant's Signature Brice Barton Date

Note: Any broker gathering information about an applicant acts under specific instructions to verify some or all of the information described in this authorization. The broker maintains a privacy policy which is available upon request.



ANIMAL AGREEMENT

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ADDENDUM TO RESIDENTIAL LEASE CONCERNING THE PROPERTY AT 2021 Newport Trace Lane, Houston, TX 77535

A. ANIMAL AUTHORIZATION AND DESCRIPTION:

- (1) An assistance animal is not a pet. A request for a reasonable accommodation must be made in order to keep the assistance animal on the Property and such a request may require a documented need for the assistance animal. If the request for reasonable accommodation is accepted by the Landlord, no animal fee or deposit will be charged.
(2) Tenant may not keep any animal on the Property, other than an assistance animal, unless specifically authorized by this agreement. "Animal" includes all animals, whether mammal, reptile, bird, fish, rodent, or insect.
(3) Tenant may keep the following animal(s) on the Property until the above-referenced lease ends.

Type: Dog Breed: Jack Russell Terrier Name: Shasta
Color: Blk/Tan/White Weight: 35 Age: 6 Gender: Male
Spayed/Neutered? [] yes [] no Rabies Shots Current? [X] yes [] no Assistance Animal [] yes [X] no

B. CONSIDERATION: This Paragraph does not apply to assistance animals. In consideration for Landlord's authorization for Tenant to keep the animal(s) described in Paragraph A on the Property, the parties agree to the following. (Check any one or any combination of the following.)

- [X] (1) On or before the date Tenant moves into the Property, Tenant will pay Landlord an animal deposit of \$ 250.00 . The animal deposit is an increase in the security deposit in the lease and is made part of the security deposit for all purposes. This increase in the security deposit is not refundable before the lease ends, even if the animal is removed. Any refund of the security deposit, including this increase, is governed by the terms of the lease.
[] (2) The monthly rent in the lease is increased to \$.
[] (3) Tenant will, upon execution of this agreement, pay Landlord \$ as a one-time, non-refundable payment.

Animal Agreement concerning _____

C. ANIMAL RULES: Tenant must:

- (1) take all reasonable action to ensure that any animal does not violate the rights of other persons;
- (2) comply with all applicable statutes, ordinances, restrictions, owners' association rules, and other enforceable regulations regarding any animal;
- (3) keep the rabies shots of any animal current;
- (4) confine any animal that is a dog or cat, when outside, by fences or on leashes under Tenant's control;
- (5) confine any animal, other than a dog or cat, that is not an assistance animal in appropriate cages at all times;
- (6) promptly remove any animal waste from the Property, including all living areas, garages, storage areas, yards, porches, patios, courtyards, and decks; and
- (7) promptly remove from the Property any offspring of any animal.

D. ACCESS: Tenant must remove or confine any animal at any time that the animal is likely to limit or prohibit Landlord or other persons access to Property in its entirety as permitted by the lease.

E. DISCLOSURE CONCERNING ANIMALS:

- (1) Is Tenant aware of whether any of the animals described under this addendum has ever bitten or injured another person? Yes No

If yes, explain: _____

- (2) Is Tenant aware of whether any of the animals described under this addendum has any propensity or predisposition to bite or injure someone? Yes No

If yes, explain: _____

F. TENANT'S LIABILITY:

- (1) Tenant is responsible and liable for:
- (a) any damage to the Property or any item in the Property caused by any animal;
 - (b) any personal injuries to any person caused by any animal; and
 - (c) any damage to any person's property caused by any animal.
- (2) Tenant will pay all reasonable costs that are necessary to clean, deodorize, deflea, or repair any part of the Property, including but not limited to the carpets, doors, walls, drapes, wallpaper, windows, screens, furniture, appliances, sod, yard, fences, or landscaping.

G. INDEMNIFICATION: Tenant will protect, defend, indemnify, and hold Landlord, Landlord's property manager, and Landlord's agents harmless from any damages, costs, attorney's fees, and expenses that are caused by the act of any animal or Tenant.

H. DEFAULT: If Tenant breaches any provision in this animal agreement, Landlord may exercise all or any of the remedies described under Paragraph 9B of the lease.

I. SPECIAL PROVISIONS:

Landlord **Juan Alvarez** Date

Tenant **Brice Barton** Date

Landlord **Maria Alvarez** Date

Tenant **Bianca Barton** Date

Or signed for Landlord under written property management agreement or power of attorney:

Tenant Date

By: _____

Tenant Date

Printed Name: **Karina Hernandez** _____

Firm Name: _____



RESIDENTIAL LEASE INVENTORY AND CONDITION FORM

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INVENTORY AND CONDITION FORM CONCERNING THE PROPERTY AT 2021 Newport Trace Lane, Houston, TX 77535

Complete the move-in section of this form and return it to your Landlord within the time required by your lease. **All items are presumed to be in good condition unless noted otherwise.** Test all locks, window latches, smoke alarms, and equipment. This form is not a repair request. Submit all requests for repairs separately in accordance with your lease. The Landlord may also use this form upon move-out. Keep a copy for your records. *Note any defects in the items listed below.*

<u>A. Exterior Items</u>	<u>Move-In Comments</u>	<u>Landlord's Move-Out Comments</u>
Mailbox	_____	_____
Fences & Gates	_____	_____
Pool/Spa & Equip.	_____	_____
Lawn, Trees & Shrubs	_____	_____
Undgrd. Lawn Sprinkler	_____	_____
Exterior Faucets	_____	_____
Roof & Gutters	_____	_____
Siding & Paint	_____	_____
Driveway	_____	_____
Front Door	_____	_____
Door Knob & Lock	_____	_____
Light/Bulb	_____	_____
Door Bell	_____	_____
Back Door	_____	_____
Door Knob & Lock	_____	_____
Light/Bulb	_____	_____
Patio or Deck	_____	_____
Patio Door	_____	_____
Door Knob & Lock	_____	_____
Light/Bulb	_____	_____
Other	_____	_____
Water Shut-Off Valve Located? <input type="checkbox"/> yes <input type="checkbox"/> no	Electrical Breakers Located? <input type="checkbox"/> yes <input type="checkbox"/> no	

<u>B. Garage</u>	<u>Move-In Comments</u>	<u>Landlord's Move-Out Comments</u>
Ceilings & Walls	_____	_____
Floor	_____	_____
Auto Door Opener	_____	_____
Safety Reversal	_____	_____
Remotes	_____	_____
Garage Doors	_____	_____
Exterior Doors & Stops	_____	_____
Storage Room	_____	_____
Other	_____	_____

<u>C. Entry</u>	<u>Move-In Comments</u>	<u>Landlord's Move-Out Comments</u>
Ceiling & Walls	_____	_____
Paint & Wallpaper	_____	_____
Doors & Door Stops	_____	_____

(TXR-2006) 1-1-14 Tenants: _____, _____, _____, _____ & Landlord or Landlord's Representative: _____, _____ Page 1 of 6

Inventory and Condition Form concerning _____

	<u>Move-In Comments</u>	<u>Landlord's Move-Out Comments</u>
Door Locks & Knobs	_____	_____
Flooring	_____	_____
Light Fixtures	_____	_____
Windows & Screens	_____	_____
Window Latches	_____	_____
Plugs & Switches	_____	_____
Closet Shelves & Rods	_____	_____
Other	_____	_____

D. Living Room

	<u>Move-In Comments</u>	<u>Landlord's Move-Out Comments</u>
Ceiling & Walls	_____	_____
Paint & Wallpaper	_____	_____
Doors & Door Stops	_____	_____
Door Locks & Knobs	_____	_____
Flooring	_____	_____
Lights & Ceiling Fans	_____	_____
Windows & Screens	_____	_____
Window Latches	_____	_____
Drapes/Blinds/Shutters	_____	_____
Plugs & Switches	_____	_____
Cabinets	_____	_____
Fireplace	_____	_____
Other	_____	_____

E. Dining Room

	<u>Move-In Comments</u>	<u>Landlord's Move-Out Comments</u>
Ceiling & Walls	_____	_____
Paint & Wallpaper	_____	_____
Doors & Door Stops	_____	_____
Door Locks & Knobs	_____	_____
Flooring	_____	_____
Lights & Ceiling Fans	_____	_____
Windows & Screens	_____	_____
Window Latches	_____	_____
Drapes/Blinds/Shutters	_____	_____
Plugs & Switches	_____	_____
Cabinets	_____	_____
Other	_____	_____

F. Kitchen & Breakfast

	<u>Move-In Comments</u>	<u>Landlord's Move-Out Comments</u>
Ceiling & Walls	_____	_____
Paint & Wallpaper	_____	_____
Doors & Door Stops	_____	_____
Door Locks & Knobs	_____	_____
Flooring	_____	_____
Lights & Ceiling Fans	_____	_____
Windows & Screens	_____	_____
Window Latches	_____	_____
Drapes/Blinds/Shutters	_____	_____
Plugs & Switches	_____	_____
Pantry & Shelves	_____	_____
Cabinets & Handles	_____	_____
Drawers & Handles	_____	_____
Countertops	_____	_____
Range/Cooktop	_____	_____

	<u>Move-In Comments</u>	<u>Landlord's Move-Out Comments</u>
Microwave		
Dishwasher		
Oven		
Racks & Knobs		
Broiler & Pan		
Light Cover & Bulb		
Vent Hood		
Light & Fan		
Filter		
Garbage Disposer		
Sink & Faucet		
Refrigerator		
Shelves & Drawers		
Light Cover & Bulb		
Other		

G. <u>Halls</u>	<u>Move-In Comments</u>	<u>Landlord's Move-Out Comments</u>
Ceiling & Walls		
Paint & Wallpaper		
Doors & Door Stops		
Door Locks & Knobs		
Flooring		
Light Fixtures		
Plugs & Switches		
Closet Shelves & Rods		
Cabinets		
Other		

H. <u>Family Room</u>	<u>Move-In Comments</u>	<u>Landlord's Move-Out Comments</u>
Ceiling & Walls		
Paint & Wallpaper		
Doors & Door Stops		
Door Locks & Knobs		
Flooring		
Lights & Ceiling Fans		
Windows & Screens		
Window Latches		
Drapes/Blinds/Shutters		
Plugs & Switches		
Closet Shelves & Rods		
Cabinets		
Fireplace/Logs/Equip.		
Other		

I. <u>Master Bedroom (1)</u>	<u>Move-In Comments</u>	<u>Landlord's Move-Out Comments</u>
Ceiling & Walls		
Paint & Wallpaper		
Doors & Door Stops		
Door Locks & Knobs		
Flooring		
Lights & Ceiling Fans		
Windows & Screens		
Window Latches		
Drapes/Blinds/Shutters		

	<u>Move-In Comments</u>	<u>Landlord's Move-Out Comments</u>
Plugs & Switches		
Closet Shelves & Rods		
Cabinets		
Other		

J. <u>Master Bathroom (1)</u>	<u>Move-In Comments</u>	<u>Landlord's Move-Out Comments</u>
Ceiling & Walls		
Paint & Wallpaper		
Doors/Locks/Knobs/Stops		
Flooring		
Lights & Fans		
Windows & Screens		
Window Latches		
Drapes/Blinds/Shutters		
Plugs & Switches		
Closet Shelves & Rods		
Cabinets & Handles		
Countertops		
Sinks & Faucets		
Tub/Shower & Faucets		
Toilet/Lid/Seat/Paper Hldr.		
Heaters & Exhaust Fans		
Towel Fixtures		
Other		

K. <u>Bedroom (2)</u>	<u>Move-In Comments</u>	<u>Landlord's Move-Out Comments</u>
Ceiling & Walls		
Paint & Wallpaper		
Doors & Door Stops		
Door Locks & Knobs		
Flooring		
Lights & Ceiling Fans		
Windows & Screens		
Window Latches		
Drapes/Blinds/Shutters		
Plugs & Switches		
Closet Shelves & Rods		
Cabinets		
Other		

L. <u>Bedroom (3)</u>	<u>Move-In Comments</u>	<u>Landlord's Move-Out Comments</u>
Ceiling & Walls		
Paint & Wallpaper		
Doors & Door Stops		
Door Locks & Knobs		
Flooring		
Lights & Ceiling Fans		
Windows & Screens		
Window Latches		
Drapes/Blinds/Shutters		
Plugs & Switches		
Closet Shelves & Rods		
Cabinets		
Other		

M. <u>Bedroom (4)</u>	<u>Move-In Comments</u>	<u>Landlord's Move-Out Comments</u>
Ceiling & Walls	_____	_____
Paint & Wallpaper	_____	_____
Doors & Door Stops	_____	_____
Door Locks & Knobs	_____	_____
Flooring	_____	_____
Lights & Ceiling Fans	_____	_____
Windows & Screens	_____	_____
Window Latches	_____	_____
Drapes/Blinds/Shutters	_____	_____
Plugs & Switches	_____	_____
Closet Shelves & Rods	_____	_____
Cabinets	_____	_____
Other	_____	_____

N. <u>Bathroom (2)</u>	<u>Move-In Comments</u>	<u>Landlord's Move-Out Comments</u>
Ceiling & Walls	_____	_____
Paint & Wallpaper	_____	_____
Doors/Locks/Knobs/Stops	_____	_____
Flooring	_____	_____
Light Fixtures	_____	_____
Windows & Screens	_____	_____
Window Latches	_____	_____
Drapes/Blinds/Shutters	_____	_____
Plugs & Switches	_____	_____
Closet Shelves & Rods	_____	_____
Cabinets & Handles	_____	_____
Countertops	_____	_____
Sinks & Faucets	_____	_____
Tub/Shower & Faucets	_____	_____
Toilet/Lid/Seat/Paper Hldr.	_____	_____
Heaters & Exhaust Fans	_____	_____
Towel Fixtures	_____	_____
Other	_____	_____

O. <u>Bathroom (3)</u>	<u>Move-In Comments</u>	<u>Landlord's Move-Out Comments</u>
Ceiling & Walls	_____	_____
Paint & Wallpaper	_____	_____
Doors/Locks/Knobs/Stops	_____	_____
Flooring	_____	_____
Light Fixtures	_____	_____
Windows & Screens	_____	_____
Window Latches	_____	_____
Drapes/Blinds/Shutters	_____	_____
Plugs & Switches	_____	_____
Closet Shelves & Rods	_____	_____
Cabinets & Handles	_____	_____
Countertops	_____	_____
Sinks & Faucets	_____	_____
Tub/Shower & Faucets	_____	_____
Toilet/Lid/Seat/Paper Hldr.	_____	_____
Heaters & Exhaust Fans	_____	_____
Towel Fixtures	_____	_____
Other	_____	_____

<u>P. Utility Room</u>	<u>Move-In Comments</u>	<u>Landlord's Move-Out Comments</u>
Ceiling & Walls	_____	_____
Paint & Wallpaper	_____	_____
Doors & Door Stops	_____	_____
Doors/Locks/Knobs/Stops	_____	_____
Flooring	_____	_____
Light Fixtures	_____	_____
Plugs & Switches	_____	_____
Closet Shelves & Rods	_____	_____
Cabinets & Handles	_____	_____
Countertops	_____	_____
Sinks & Faucets	_____	_____
Washer & Dryer	_____	_____
W & D Connections	_____	_____
Other	_____	_____

<u>Q. Other</u>	<u>Move-In Comments</u>	<u>Landlord's Move-Out Comments</u>
Central A/C & Heat	_____	_____
Filter	_____	_____
Thermostat	_____	_____
Window A/C Units	_____	_____
Space or Wall Heaters	_____	_____
Water Heater	_____	_____
Water Softener	_____	_____
Alarm System	_____	_____
Central Vacuum	_____	_____
Other	_____	_____

Smoke Alarms: No. of Units: _____ Tested? yes no Working? yes no
Door Locks on all exterior doors tested? (including but not limited to patio doors, door from house to garage, front door, and rear doors) yes no Working? yes no

<u>R. Number of Keys:</u>	<u>Received</u>	<u>Returned</u>	<u>Received</u>	<u>Returned</u>
Door keys:	_____	_____	Garage Door Remotes:	_____
Mailbox keys:	_____	_____	Laundry Room Keys:	_____
Security Cards:	_____	_____	Recreational Facilities Keys/Cards:	_____

THIS FORM IS NOT A REPAIR REQUEST. SUBMIT ALL REQUESTS FOR REPAIRS SEPARATELY IN ACCORDANCE WITH YOUR LEASE. The undersigned acknowledge that the above is an accurate assessment of the condition of the property as of the date signed.

Tenant **Brice Barton** _____ Date _____
 Ph: (h) _____ (mb) _____
 E-mail: brice.barton@gmail.com

Tenant _____ Date _____
 Ph: (h) _____ (mb) _____
 E-mail: _____

Tenant **Bianca Barton** _____ Date _____
 Ph: (h) _____ (mb) _____
 E-mail: _____

Tenant _____ Date _____
 Ph: (h) _____ (mb) _____
 E-mail: _____

*For Landlord's Use: This form was received by Landlord on _____ (date)
 _____ (Landlord's or Manager's signature)*



KEYBOX AUTHORIZATION BY TENANT

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CONCERNING THE PROPERTY LOCATED AT

2021 Newport Trace Lane, Houston, TX 77535

- A. The owner of the above-referenced Property has listed the Property for sale or lease with: Eado Realty Gina Ramos (Broker).
- B. The owner has authorized the Broker to place a keybox on the Property.
- C. **A keybox is a locked container placed on the Property that holds a key to the Property. The keybox is opened by a special combination, key, or programmed device so that authorized persons may enter the Property, even in the tenant's absence. The keybox is a convenience, but involves risks (for example, unauthorized entry, theft, property damage, or personal injury). Neither the Association of REALTORS® nor MLS requires the use of a keybox.**
- D. The undersigned tenant authorizes Broker to place a keybox on the Property.
- E. Special Provisions:

Owner and Broker advise tenant to remove or secure jewelry, prescription drugs, and other valuables.

Tenant _____ Date _____

Brice Barton

Phone: _____

E-Mail: brice.barton@gmail.com

Tenant _____ Date _____

Bianca Barton

Phone: _____

E-Mail: bianca.barton@gmail.com



TENANT AND OCCUPANT INFORMATION

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CONCERNING THE RESIDENTIAL LEASE OF THE PROPERTY AT 2021 Newport Trace Lane, Houston, TX 77535

A. Please list the Tenants from the above-referenced lease:

Name (first, middle, last) Brice Barton Age: _____
E-mail brice.barton@gmail.com Home Phone _____ Mobile _____
Driver License No. _____ in TX (state) Height _____
Date of Birth _____ Social Security/TIN _____ Marital Status _____

Name (first, middle, last) Bianca Barton Age: _____
E-mail _____ Home Phone _____ Mobile _____
Driver License No. _____ in _____ (state) Height _____
Date of Birth _____ Social Security/TIN _____ Marital Status _____

Name (first, middle, last) _____ Age: _____
E-mail _____ Home Phone _____ Mobile _____
Driver License No. _____ in _____ (state) Height _____
Date of Birth _____ Social Security/TIN _____ Marital Status _____

Name (first, middle, last) _____ Age: _____
E-mail _____ Home Phone _____ Mobile _____
Driver License No. _____ in _____ (state) Height _____
Date of Birth _____ Social Security/TIN _____ Marital Status _____

B. Please list any other Occupants who are not Tenants from the above-referenced lease:

Name (first, middle, last) _____ Age: _____
E-mail _____ Home Phone _____ Mobile _____
Driver License No. _____ in _____ (state) _____
Date of Birth _____ Height _____ Marital Status _____

Name (first, middle, last) _____ Age: _____
E-mail _____ Home Phone _____ Mobile _____
Driver License No. _____ in _____ (state) _____
Date of Birth _____ Height _____ Marital Status _____

Name (first, middle, last) _____ Age: _____
E-mail _____ Home Phone _____ Mobile _____
Driver License No. _____ in _____ (state) _____
Date of Birth _____ Height _____ Marital Status _____

Name (first, middle, last) _____ Age: _____
E-mail _____ Home Phone _____ Mobile _____
Driver License No. _____ in _____ (state) _____
Date of Birth _____ Height _____ Marital Status _____

Name (first, middle, last) _____ Age: _____
E-mail _____ Home Phone _____ Mobile _____
Driver License No. _____ in _____ (state)
Date of Birth _____ Height _____ Marital Status _____

C. Please list the named representatives who may represent the Tenants in the event of death under Paragraph 34F of the above-referenced lease (note: do not list the tenant or other occupant in this section):

Name (first, middle, last) _____ Age: _____
Date of Birth _____ Relationship: _____
E-mail _____ Home Phone _____ Mobile _____
Driver License No. _____ in _____ (state)

D. Please list any animal(s) on the Property and provide the following information:

Type: _____ Breed: _____ Name: _____
Color: _____ Weight: _____ Age: _____ Gender: _____
Spayed/Neutered? yes no Rabies Shots Current yes no Assistance animal? yes no

Type: _____ Breed: _____ Name: _____
Color: _____ Weight: _____ Age: _____ Gender: _____
Spayed/Neutered? yes no Rabies Shots Current yes no Assistance animal? yes no

Type: _____ Breed: _____ Name: _____
Color: _____ Weight: _____ Age: _____ Gender: _____
Spayed/Neutered? yes no Rabies Shots Current yes no Assistance animal? yes no

Type: _____ Breed: _____ Name: _____
Color: _____ Weight: _____ Age: _____ Gender: _____
Spayed/Neutered? yes no Rabies Shots Current yes no Assistance animal? yes no

E. Emergency Contact: (Do not insert the name of an occupant or tenant.)

Name and Relationship: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Phone: _____ E-mail: _____

F. Privacy Policy: Landlord's agent or property manager maintains a privacy policy that is available upon request.

Note: This form is informational only and does not amend the lease.

Tenant **Brice Barton** _____ Date _____

Tenant **Bianca Barton** _____ Date _____

Tenant _____ Date _____

Tenant _____ Date _____



EARLY TERMINATION OF RESIDENTIAL LEASE

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CONCERNING THE RESIDENTIAL LEASE BETWEEN

Juan Alvarez, Maria Alvarez (Landlord)

AND Brice Barton, Bianca Barton (Tenant(s))

FOR THE FOLLOWING PROPERTY: 2021 Newport Trace Lane, Houston, TX 77535

A. **Prior Agreement:** On or about April 14, 2023, Landlord and Tenant entered into a Residential Lease ("Lease") of the above-mentioned Property.

B. **Definitions:**

- (1) "Normal wear and tear" means deterioration that occurs without negligence, carelessness, accident or abuse.
- (2) "Surrender" occurs when all occupants have vacated the Property, in Landlord's reasonable judgment, and the date Tenant specified as the Termination Date in this agreement has passed.

C. **Termination Date:** The parties agree to terminate the Lease at 11:59 p.m. on November 30, 2023. All occupants must vacate the Property no later than this date.

D. **Tenant Obligations:** Tenant agrees to the following condition:

- (1) Tenant will pay Landlord prorated rent due through the Termination Date and otherwise comply with the Lease through the Termination Date;
- (2) Tenant agrees to surrender the Property in the same condition as when received, normal wear and tear excepted. Tenant will leave the Property in a clean condition free of all trash, debris, and any personal property; and
- (3) Tenant must return all keys and other access devices that Landlord provided to Tenant under the Lease no later than the Termination Date.

E. **Security Deposit:** Upon surrender of the Property, Landlord may deduct reasonable charges from the security deposit as authorized by the Lease. Landlord will refund the balance of the security deposit, if any, along with a written description and itemized list of all deductions, if any, within (30) days after the date of surrender. Landlord is not obligated to refund the security deposit or provide a written description and itemized list of all deductions until Tenant provides Landlord with written statement of Tenant's forwarding address.

F. **Termination Fee:** Upon execution of this termination agreement, Tenant will pay Landlord a fee of \$ 1,950.00 as an early termination fee. The Termination Fee is due no later than November 23, 2023. This fee may include (i) costs of reletting the Property, including, but not limited to leasing fees, advertising fees, utility charges, and other fees reasonably necessary to relet the Property; and (ii) liquidated damages for any portion of possible future lost rent.

G. **Special Provisions:**

Tenant will remove all belongings from the home and have the home professionally cleaned by December 1st, 2023

H. **Default:** If Tenant fails to comply with this agreement, including, but not limited to timely payment of Termination Fee, this agreement is voidable at will of Landlord. If Landlord fails to comply with this agreement, Tenant may seek any relief provided by law.

I. **Agreement of Parties:**

- (1) **Entire Agreement:** This agreement is the entire agreement of the parties and may not be changed except by written agreement.
- (2) **Binding Effect:** Tenant's obligation to pay Landlord Termination Fee is binding upon Tenant and Tenant's heirs, administrators, executors, successors, and permitted assignees.
- (3) **Joint and Several:** All Tenants are jointly and severally liable for all provisions of the agreement.
- (4) **Severable Clauses:** Should a court find any clause in this agreement unenforceable, the remainder of this agreement will not be affected and all other provisions in this agreement will remain enforceable.
- (5) **Controlling Law:** The laws of the State of Texas govern the interpretation, validity, performance, and enforcement of this agreement.

J. **Release:** Except for the promises and representation in this document, Landlord and Tenant(s) release each other from all obligations under or related to the Lease.

Landlord **Juan Alvarez** _____ Date

Tenant **Brice Barton** _____ Date

Landlord **Maria Alvarez** _____ Date

Tenant **Bianca Barton** _____ Date

Or signed for Landlord under written property management agreement or power of attorney:

Tenant _____ Date

By: _____ Date

Tenant _____ Date

Gina Ramos _____
Broker's Associate's Printed Name

Broker's Printed Name License No.

Eado Realty _____
Firm Name



EXTENSION OF RESIDENTIAL LEASE

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NOTE: This extension form is intended to be used to extend a lease written on the most current version of the lease form. If you are extending a lease that is written on a prior version of the form, it is recommended that you enter into a new lease on the updated form to ensure compliance with changes in Texas law.

CONCERNING THE RESIDENTIAL LEASE OF THE PROPERTY AT 2021 Newport Trace Lane, Houston, TX 77535

_____ between
Juan Alvarez, Maria Alvarez (Landlord) and
Brice Barton, Bianca Barton (Tenant)

A. **Amendments to Lease:** Effective April 13, 2024, Landlord and Tenant extend and amend the above-referenced lease as follows.

(1) The Expiration Date in Paragraph 3 is changed to: April 30th, 2025.

(2) The monthly rent in Paragraph 5A is: changed to \$ 2,000 remains the same.

(3) The named person and/or contact information in Paragraph 34F: remains the same is changed to:
Name: _____ Phone: _____
Address: _____ Email: _____

(4) Other: Paragraph(s) _____ of the lease are amended as follows:

B. **Obligation to Return this Extension:** If Tenant does not sign and return this extension to Landlord on or before March 13, 2024, Landlord notifies Tenant that:

- (1) the lease, in accordance with its terms, will renew on a month-to-month basis, and Landlord notifies Tenant that the monthly rent will: (a) be \$ _____, effective _____ .
 (b) remain the same.
- (2) the lease will terminate on April 13, 2024 and Tenant must vacate the Property by the date of termination.

Landlord _____ Date
Juan Alvarez

Tenant _____ Date
Brice Barton

Landlord _____ Date
Maria Alvarez

Tenant _____ Date
Bianca Barton

Or signed for Landlord under written property management Agreement or power of attorney:

Tenant _____ Date

By: _____

Printed Name: Karina Hernandez

Tenant _____ Date

Firm Name: _____

Tenant's Phone & E-Mail:

Home _____ Work _____ Mobile _____

E-Mail: brice.barton@gmail.com



LEASE AMENDMENT CONCERNING TENANT CHANGE

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CONCERNING THE RESIDENTIAL LEASE OF THE PROPERTY AT 2021 Newport Trace Lane, Houston, TX 77535

Effective 06/09/2023, the above-referenced lease is amended as follows.

A. Paragraph 1 of the lease is changed to read as follows.

1. **PARTIES:** The parties to this lease are:

the owner of the Property, Landlord: Juan Alvarez, Maria Alvarez; and

Tenant(s): Bianca Barton
(name all Tenants who will remain in the Property).

B. The amount of the security deposit in Paragraph 10A of the lease, exclusive of any additional deposit for a pet, is changed to \$ N/A.

C. Any person who was previously named as a tenant and is not named as a tenant under this amendment (Previous Tenant) is is not released from further liability under the lease.

D. All Tenants identified above (Remaining Tenants) accept the Property in its present condition and are obliged to surrender the Property in the same condition as it was received upon execution of the original lease, normal wear and tear excepted. All Remaining Tenants accept all obligations under the existing lease.

E. Any refund of the security deposit will be paid in one check made payable jointly to all Remaining Tenants. Any Previous Tenant releases any and all interest or claim to a return of the security deposit. Any deductions to the security deposit will be made without regard to which Tenant may have caused the damage.

F. Not later than June 8, 2023, any Previous Tenant will turn over all keys and other access devices to the Remaining Tenants Landlord

G. Remaining Tenants shall pay Landlord \$ 50.00 as consideration for this amendment.

H. Special Provisions:

Special Provisions continued:

All Previous and Remaining Tenants should sign this document.

Landlord Date
Juan Alvarez

Previous Remaining Tenant Date
Brice Barton

Landlord Date

Previous Remaining Tenant Date
Bianca Barton

Or signed for Landlord under written property management agreement or power of attorney:

Previous Remaining Tenant Date

By: _____
Date

Previous Remaining Tenant Date

Printed Name: _____

Previous Remaining Tenant Date

Firm Name: **Eagle Property Management** _____

Previous Remaining Tenant Date

If Landlord wishes to review any new tenant's background or credit history, Landlord may require the new tenant to submit a Residential Lease Application before Landlord signs this amendment.



RESIDENTIAL LEASE AMENDMENT

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CONCERNING THE RESIDENTIAL LEASE OF THE PROPERTY AT 2021 Newport Trace Lane, Houston, TX 77535
between Juan Alvarez, Maria Alvarez
(Landlord) and Brice Barton, Bianca Barton (Tenant)

Effective _____, the above-referenced lease is amended as follows. (Check all applicable boxes.)

- A. Rent: The amount of monthly rent in Paragraph 5A is changed to \$ _____.
- B. Security Deposit: The amount of the security deposit in Paragraph 10A is changed to \$ _____.
- C. Occupants: The occupants listed in Paragraph 12A are changed to: add Patricia Morton (59) mother of Bianca Barton.
- D. Parking Rules: The number of vehicles identified in Paragraph 13 is changed to 3 vehicles.
- E. Notices: The contact information provided in Paragraph 32 is changed to (select one or both):
 - Tenant at the Property and a copy to: _____

Fax/E-mail: brice.barton@gmail.com
Fax/E-mail: bianca.barton@gmail.com
 - Landlord c/o: Eagle Property Management

Fax/E-mail: management@eaglepm.com
Fax/E-mail: _____
- F. Other: Paragraph(s) _____ are amended as follows:

G. Tenants will pay Landlord \$N/A as consideration for this amendment.

Landlord Juan Alvarez Date _____

Landlord Maria Alvarez Date _____

Or signed for Landlord under written property management agreement or power of attorney:

By: _____

Printed Name: _____

Firm Name: Eagle Property Management

Tenant Brice Barton Date _____

Tenant Bianca Barton Date _____

Tenant _____ Date _____

Tenant _____ Date _____

Tenant's Phone & E-Mail:

Home _____ Work _____ Mobile _____

E-Mail: brice.barton@gmail.com



ADDENDUM REGARDING LEAD-BASED PAINT

For use in the lease of residential property built before 1978.

ADDENDUM TO RESIDENTIAL LEASE CONCERNING THE PROPERTY AT 2021 Newport Trace Lane, Houston, TX 77535

A. LEAD WARNING STATEMENT: Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors (landlords) must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees (tenants) must also receive a federally approved pamphlet on lead poisoning prevention.

B. DISCLOSURE:

(1) Presence of lead-based paint and/or lead-based paint hazards. (Check (a) or (b)).

(a) Landlord knows of the following lead-based paint and/or lead-based paint hazards in the Property:

(b) Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the Property.

(2) Records and reports available to Landlord. (Check (a) or (b)).

(a) Landlord has provided Tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the Property which are listed here: _____

(b) Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the Property.

C. TENANT'S ACKNOWLEDGEMENT:

(1) Tenant has received copies of all information listed in Paragraph B.

(2) Tenant has received the pamphlet entitled Protect Your Family from Lead in Your Home.

D. AGENTS' NOTICE TO LANDLORD AND ACKNOWLEDGEMENT:

(1) The brokers and agents to the lease notify Landlord that Landlord must: (a) provide Tenant with the EPA-approved pamphlet on lead poisoning prevention; (b) complete this addendum; (c) disclose any known lead-based paint and/or lead-based paint hazard in the Property; (d) deliver all records and reports to Tenant pertaining lead-based paint and/or lead-based paint hazards in the Property; and (e) retain a copy of this addendum for at least 3 years.

(2) The brokers and agents to the lease have advised Landlord of Landlord's obligations under 42 U.S.C. 4852d and are aware of his/her responsibility to ensure compliance.

E. CERTIFICATION OF ACCURACY: The undersigned have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and correct.

Landlord Date
Juan Alvarez

Tenant Date
Brice Barton

Landlord Date
Maria Alvarez

Tenant Date
Bianca Barton

Listing Broker/Agent or Property Manager Date

Tenant Date

Other Broker/Agent Date

Tenant Date