

Tenant Facts

Monthly rent - is due on the 1st. at www.mccawpropertymanagement.com or mail payment to McCaw Property Management (MPM) at 796 Keller Parkway, Suite D, Keller TX 76248. **initial _____**

Lock box - You will receive a box to mail the lock box back to us, must be post marked within 5 days of move in or a \$100 charge will be assessed **initial _____**

Late Fee - 10% late fee is charged on the 4th and \$25/day afterwards **initial _____**

Utilities – **All** utilities must be in tenant’s name by the start of the lease and utility numbers provided to McCaw Property Management **initial _____**

Pet Screening – All tenants are required to register each pet through petscreening.com. **initial _____**

Air-filters - must be changed monthly by tenant- \$25 fee for filters changed by MPM or vendor **initial _____**

Smoke Detectors Batteries – Tenant responsibility to replace **initial _____**

Lightbulbs – Tenant responsibility to replace **initial _____**

Annual Inspections – MPM will perform an annual inspection during the term of your lease. **initial _____**

Security Deposit – The deposit is forfeited if the lease is broken **initial _____**

Security Deposit Refund – subject to the condition of the property upon move out and the terms of the lease along with written notice of forwarding address. Property must be professionally cleaned, and receipt provided at move out. If we schedule cleaning it will be deducted from your deposit. **initial _____**

NOTE – *Property is Rented in “as is” condition whether it has been viewed or not–Safety issues or compliance issues will be addressed and repaired. Cosmetics or aesthetics are not a requirement for maintenance.* **initial _____**

Governing Document – **LEASE** – *it is tenant responsibility to read the lease in its entirety.*

Repair Requests: **initial _____**

All requests for repairs must be submitted online at www.mccawpropertymanagement.com. If Tenant is delinquent in rent at the time a repair notice is given, Landlord is not obligated to make the repair. In the event of an emergency tenant may call 682-202-2971. Tenant is responsible for repair costs for items broken by tenant.

Landlord will **NOT pay** to repair items unless caused by Landlord’s negligence and (f) the following specific items or appliances:

Running Toilets – unless beyond adjustment

Running Faucets – unless beyond adjustment

Refrigerators repairs or Washer and Dryer repairs

Liability Insurance – Tenants must retain Liability insurance while residing at the property. Proof of coverage must be submitted to our office upon move in. **If proof is not received, coverage will be added to your account and you will be responsible for the cost.** **initial _____**

Pest Control – Will be performed within the first 30 days of the lease if an infestation is reported. After the first 30 days, pest control is the tenants responsibility. **initial _____**

Rekeying of property – **Mr. Rekey will call to schedule the rekeying within the first 7 days. Per Texas code compliance, this is required and must be scheduled.** **initial _____**

Property Condition form must be returned to our office within 5 days of move in.

Tenants Signatures

Date