

## Tenant Facts

**Monthly rent** - is due on the 1<sup>st</sup>. at [www.mccawpropertymanagement.com](http://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 4<sup>th</sup> 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 through pet screening website, whether you have a pet or not

<https://mccawpm.petscreening.com/> **initial \_\_\_\_\_**

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

**Smoke Detectors Batteries and light bulbs** - 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.** **Initial \_\_\_\_\_**

**Repair Requests:** **initial \_\_\_\_\_**

All requests for repairs must be submitted online at [www.mccawpropertymanagement.com](http://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 817-476-1692. 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. We offer Liability Insurance only for \$12.50 a month. Please check  yes or  no for the product. **If proof is not received before move-in, coverage will be added to your account and you will be responsible for the cost. Please note, this does not cover your belongings, if you wish to purchase Renter's insurance in addition to Liability Insurance this can be done through your portal or an outside agent.** **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.** **Initial \_\_\_\_\_**

\_\_\_\_\_  
Tenants Signatures

\_\_\_\_\_  
Date