

Tenant Facts

Monthly rent - is due on the 1st. at www.mccawpropertymanagement.com or mail payment to McCaw Property Management (MPM) at 1670 Keller Parkway, Suite 100, Keller TX 76248. **initial** _____

1st Month's Rent Payment- is due 7 days before move-in **initial** _____

Security Deposit - Tenant may pay a cash deposit or a monthly fee in lieu of deposit. If paying the fee, you will still be responsible for damages at move out. **initial** _____

Lock box - The lockbox is to remain at the property during lease term and if lost/misplaced the tenant will be charged \$75. The tenant will place lockbox on door when instructed by MPM. **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 through pet screening website, whether you have a pet or not

<https://mccawpm.petscreening.com/> **initial** _____

Air-filters - must be changed monthly by the 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** _____

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 the tenant's responsibility to read the lease in its entirety and lease needs to be signed within 24hrs of receipt.* **initial** _____

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 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 \$100K 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. Please note, this does not cover your contents. If proof is not received before move-in, coverage will be added to your account, and you will be responsible for the cost. You can purchase this required coverage and content coverage through your portal or an outside agent. If you do not have an agent, you can contact ProCo Insurance-Cameron Moore at 682-593-4016 or cameron@procotexas.com. **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 tenant's responsibility. **initial** _____

Rekeying of property – **Big D Key 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 the move in. **initial** _____

Tenants Signatures _____

Date _____

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Date _____