

Tenant Facts

Monthly Rent: Rent payments are due on the 1st of each month and can be made online at www.mccawpropertymanagement.com or by mailing your payment to McCaw Property Management (MPM) at 1670 Keller Parkway, Suite 100, Keller TX 76248. **Initial** _____

Security Deposit: Tenants have the option to provide a cash deposit or pay a monthly fee in lieu of a deposit. It is important to note that if you choose the fee option, you will still be responsible for covering any damages at the end of your lease term. **Initial** _____

Lock Box: The lockbox must remain on the property throughout the lease term. In the event it is lost or misplaced, a replacement fee of \$75 will be charged. You will be instructed by MPM on when to place the lockbox on the door. **Initial** _____

Late Fee: A late fee of 10% of rent will be charged for rent payments not received by the 4th of each month. **Initial** _____

Utilities: All utility accounts must be registered in the tenant's name at the start of the lease, and the utility account numbers should be provided to McCaw Property Management. **Initial** _____

Pet Screening: All tenants are required to register through the pet screening website, regardless of whether you have a pet or not. You can access the registration at <https://mccawpm.petscreening.com/>. **Initial** _____

Air Filters: Tenants are responsible for changing air filters monthly. There is a \$25 fee for air filters changed by MPM or a vendor. **Initial** _____

Smoke Detectors, Batteries, and Light Bulbs: Tenants are responsible for replacing smoke detector batteries and light bulbs as needed. **Initial** _____

Annual Inspections: McCaw Property Management will conduct an annual inspection during the term of your lease. **Initial** _____

Landscaping: Tenants are responsible for the upkeep of the property's landscaping, which includes mowing, edging, weeding, and watering to prevent grass damage and foundation issues. **Initial** _____

Property Condition: Please be aware that the property is rented in "as is" condition, whether it has been viewed or not. Safety and compliance issues will be addressed and repaired, but cosmetic or aesthetic concerns are not a maintenance requirement. **Initial** _____

Governing Document (LEASE): It is the tenant's responsibility to thoroughly read and sign the lease within 24 hours of receiving it. Once signed, you are legally bound by the terms of the lease, even if you have not physically viewed the property.

Repair Requests: All repair requests should be submitted online at www.mccawpropertymanagement.com. If you are delinquent in rent when submitting a repair request, the landlord is not obligated to make the repair. In emergency situations, tenants may call 817-476-1692. Tenants are responsible for repair costs for items broken by them. The landlord will only cover repairs due to landlord negligence and specific items or appliances listed in the lease. **Repairs for Refrigerators, Washer/Dryer are the tenant's responsibility – Landlord is not responsible.** **Initial** _____

Liability Insurance: Tenants are required to maintain \$100,000 in liability insurance while residing at the property. We offer liability insurance for \$15.00 per month. Please indicate whether you opt for this coverage by checking yes or no. Please note that this insurance does not cover your personal belongings. Failure to provide proof of insurance before move-in will result in coverage being added to your account, and you will be responsible for the cost. You can purchase the required coverage, including coverage for your belongings, through your tenant portal or an external agent. If you need assistance, you can contact ProCo Insurance-Cameron Moore at 682-593-4016 or cameron@procotexas.com. **Initial** _____

Pest Control: Pest control services will be provided within the first 30 days of the lease if an infestation is reported. After the **Initial** 30 days, pest control becomes the tenant's responsibility. **Initial** _____

Rekeying of Property: If the property is not rekeyed the day before move-in, Big D Key will contact you to schedule rekeying within the first 7 days of your lease. This is a requirement in compliance with the Texas State Property Code. **Initial** _____

Property Condition Form: A property condition form must be completed and returned to our office within 5 days of moving in. **Initial** _____

Washer and Dryer_- We offer a washer /dryer rental program - inquire about this service if interested

Acknowledgment: I acknowledge that I have received the Tenant Welcome Packet, which contains additional important information. **Initial** _____