



## Information About Brokerage Services

*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

#### Sky Realty

Licensed Broker /Broker Firm Name or  
Primary Assumed Business Name

**558229**

License No.

**cr@skyrealty.com**

Email

**(512)565-7848**

Phone

#### Curtis Reddehase

Designated Broker of Firm

**503524**

License No.

**cr@skyrealty.com**

Email

**(512)565-7848**

Phone

#### Curtis Reddehase, President

Licensed Supervisor of Sales Agent/  
Associate

**503524**

License No.

**cr@skyrealty.com**

Email

**(512)565-7848**

Phone

#### Elena Leos

Sales Agent/Associate's Name

**732472**

License No.

**eleos.realestate@outlook.com**

Email

**(512)947-2506**

Phone



Buyer/Tenant/Seller/Landlord Initials

07/02/2024 07/02/2024

Date

**Regulated by the Texas Real Estate Commission**

TXR-2501

Sky Realty, 4501 Spicewood Springs #1029 Austin, TX 78759  
Curtis Reddehase

**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**

IABS 1-0 Date

IABS

Phone: 512.565.7848

Fax:

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 [www.lwolf.com](http://www.lwolf.com)

Received on \_\_\_\_\_ (date) at \_\_\_\_\_ (time)



## RESIDENTIAL LEASE APPLICATION

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

Property Address: **338 Paddington Drive, Kyle, Tx 78640**  
Anticipated: Move-in Date: **08/01/2024** Monthly Rent: \$ **2,325.00** Security Deposit: \$ **2,325.00**  
Initial Lease Term Requested: **12** (months)

### A. Applicant Identification:

**Applicant's name** (as listed on proof of identification) **Jonathan Adam Green**  
Applicant's former last name (if applicable) \_\_\_\_\_  
E-mail **jgreen1632@gmail.com** Mobile Ph. \_\_\_\_\_  
Work Ph. **(512)787-0879** Home Ph. **(512)787-0879**  
Do you consent to receiving text messages? ☒ yes ☐ no Soc. Sec. No. **628142099**  
Driver License/ID No. **01934276** in TX \_\_\_\_\_ (state) Date of Birth **12/26/1985**  
Height **5'** Weight **11"** Eye Color **Hazel** Hair Color **Brown**

Are there co-applicants? ☒ yes ☐ no **Note: If yes, each co-applicant must submit a separate application.**  
Co-applicant's name **Georgie Rose Rowntree** relationship **Fiance**  
Co-applicant's name \_\_\_\_\_ relationship \_\_\_\_\_  
Co-applicant's name \_\_\_\_\_ relationship \_\_\_\_\_

### B. 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### C. Representation and Marketing:

Is Applicant represented by a REALTOR® or other agent? ☒ yes ☐ no  
If yes, Name: **Elena Leos**  
Company: **Sky Realty**  
E-mail: **eleos.realestate@outlook.com** Phone Number: **(512)910-5509**

Applicant was made aware of Property via:  
☐ Sign ☐ Internet ☒ Other **MLS search**

Residential Lease Application concerning 338 Paddington Drive, Kyle, Tx 78640**D. Applicant Information:****Housing:**Applicant's Current Address: 8515 Brodie Lane Apt. No. 221  
(city, state, zip)Landlord or Property Manager's Name: Angel OzwaltEmail: manager@thevistaonbrodie.comPhone: Day: (888)622-3241 Nt: \_\_\_\_\_ Mb: \_\_\_\_\_ Fax: \_\_\_\_\_Move In Date: 11/01/2021 Move Out Date: 08/31/2024 Rent \$ 1,700.00Reason for move: Moving in with FianceApplicant's Previous Address: 8818 Travis Hills Drive Apt. No. 1222  
(city, state, zip)Landlord or Property Manager's Name: Hudson MiramontEmail: N/APhone: Day: (512)301-5200 Nt: \_\_\_\_\_ Mb: \_\_\_\_\_ Fax: \_\_\_\_\_Move In Date 11/01/2020 Move Out Date: 06/23/2024 Rent \$ 1,500.00

Reason for move: \_\_\_\_\_

**Employment and Other Income:****Applicant's Current Employer: SolarWinds**Address: 7171 Southwest Pkwy (street, city, state, zip)Employment Verification Contact: HR Phone: (512)682-9300Fax: \_\_\_\_\_ E-mail: N/AStart Date: 11/09/2020 Gross Monthly Income: \$ 6,500.00 Position: Renewal Account Manager*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: Sterling Computers**Address: 303 Centennial Dr (street, city, state, zip)Employment Verification Contact: HR Phone: (605)242-4000Fax: \_\_\_\_\_ E-mail: N/AEmployed from \_\_\_\_\_ to \_\_\_\_\_ Gross Monthly Income: \$ 5,000.00 Position: NA*Note: Applicant is responsible for including the appropriate contact information for employment verification purposes.*Describe other income Applicant wants considered: I receive a monthly commission check, and also a quarterly commission check. These will be submitted with my income requirements.**Emergency Contact: (Do not insert the name of an occupant or co-applicant.)**Name and Relationship: Mark Green - FatherAddress: 6900 Jersey Elm Pl.City: Amarillo State: TX Zip Code: 78624Phone: (512)787-0690 E-mail: s.green@utexas.edu

Residential Lease Application concerning 338 Paddington Drive, Kyle, Tx 78640

### E. Occupant Information:

Name all other persons that are not co-applicants who will occupy the Property:

|                  |                     |            |
|------------------|---------------------|------------|
| Name: <u>N/A</u> | Relationship: _____ | DOB: _____ |
| Name: _____      | Relationship: _____ | DOB: _____ |
| Name: _____      | Relationship: _____ | DOB: _____ |
| Name: _____      | Relationship: _____ | DOB: _____ |

### F. Vehicle Information:

List all vehicles to be parked on the Property (cars, trucks, boats, trailers, motorcycles, other types of vehicles):

| Type  | Year | Make   | Model   | License Plate No./State | Mo. Payment |
|-------|------|--------|---------|-------------------------|-------------|
| Truck | 2020 | Toyota | Tundra  | RJM2161                 | \$300.00    |
| SUV   | 2024 | Toyota | 4Runner | TZH0494                 |             |
|       |      |        |         |                         |             |
|       |      |        |         |                         |             |
|       |      |        |         |                         |             |

**Note: State, local, and/or HOA ordinances may restrict your ability to park certain vehicles on the Property.**

### G. Animals:

Will any animals (dogs, cats, birds, reptiles, fish, other types of 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<br>Shots Current?   | Assistance<br>Animal?  |
|--------------|-------|-------|--------|-------------|--------|--|--|--|--|
| Cat          | Ducky | Multi | 12     | 7           | F      | <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).**

### H. Additional Information:

| Yes                                 | No                                  |
|-------------------------------------|-------------------------------------|
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

Will any waterbeds or water-filled furniture be on the Property?

Does anyone who will occupy the Property smoke or vape?

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?

Has Applicant ever:

| Yes                      | No                                  |
|--------------------------|-------------------------------------|
| <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"/> |

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.

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Residential Lease Application concerning 338 Paddington Drive, Kyle, Tx 78640

Yes No

☐ ☒ Is any occupant a registered sex offender? If yes, provide the location, year, and type of conviction below.

☐ ☒ Has applicant had any credit problems, slow-pays or delinquencies? If yes, provide more information below.

☐ ☒ Is there additional information Applicant wants considered?

Additional comments: N/A

# I. Authorization:

Applicant authorizes Landlord and Landlord's authorized 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 \$ 75.00 to Ambassador Property Managment (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.

Authentisign  
Jonathan Adam Green

07/02/2024

Applicant's Signature **Jonathan Adam Green**

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: \_\_\_\_\_

Residential Lease Application concerning 338 Paddington Drive, Kyle, Tx 78640



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

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I, Jonathan Adam Green (Applicant), have submitted an application to lease a property located at 338 Paddington Drive, Kyle, Tx 78640 (address, city, state, zip).

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

|   |                    |
|---|--------------------|
| <u>Ambassador Property Management</u>         | (name)             |
| <u>1000 Heritage Center Circle</u>            | (address)          |
| <u>Round Rock, Texas 78664</u>                | (city, state, zip) |
| <u>(512)351-7800</u>                          | (phone)            |
| <u>Customerservice@ambassadorproperty.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.

Jonathan Adam Green

07/02/2024

Applicant's Signature **Jonathan Adam Green**

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.*



## RESIDENTIAL BUYER/TENANT REPRESENTATION AGREEMENT

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### 1. PARTIES: The parties to this agreement are:

Client: **Jonathan Adam Green**  
**Georgie Rose Rowntree**

Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
Phone: **(512)787-0879**  
Email/Fax: \_\_\_\_\_ Email/Fax: \_\_\_\_\_

Broker: **Sky Realty**

Address: **3737 Executive Center Drive, Ste. 150**  
City, State, Zip: **Austin, Texas 78731**  
Phone: **(512)910-5509**  
Email/Fax: \_\_\_\_\_ Email/Fax: \_\_\_\_\_

### 2. APPOINTMENT: Client grants to Broker the exclusive right to act as Client's real estate agent for the purpose of acquiring property in the market area.

### 3. DEFINITIONS:

- A. "Acquire" means to purchase or lease.
- B. "Closing" in a sale transaction means the date legal title to a property is conveyed to a purchaser of property under a contract to buy. "Closing" in a lease transaction means the date a landlord and tenant enter into a binding lease of a property.
- C. "Market area" means that area in the State of Texas within the perimeter boundaries of the following areas: **Central Texas - Austin, Buda, Kyle**

- D. "Property" means any interest in real estate including but not limited to properties listed in a multiple listing service or other listing services, properties for sale by owners, and properties for sale by builders.

### 4. TERM: This agreement commences on **June 19, 2024** and ends at 11:59 p.m. on **December 31, 2024**.

### 5. BROKER'S OBLIGATIONS: Broker will: (a) use Broker's best efforts to assist Client in acquiring property in the market area; (b) assist Client in negotiating the acquisition of property in the market area; and (c) comply with other provisions of this agreement.

### 6. CLIENT'S OBLIGATIONS: Client will: (a) work exclusively through Broker in acquiring property in the market area and negotiate the acquisition of property in the market area only through Broker; (b) inform other brokers, salespersons, sellers, and landlords with whom Client may have contact that Broker exclusively represents Client for the purpose of acquiring property in the market area and refer all such persons to Broker; and (c) comply with other provisions of this agreement.



Buyer/Tenant Representation Agreement between Jonathan Adam Green, Georgie Rose Rowntree and Elena Leos of Sky Realty

## 7. REPRESENTATIONS:

- A. Each person signing this agreement represents that the person has the legal capacity and authority to bind the respective party to this agreement.
- B. Client represents that Client is not now a party to another buyer or tenant representation agreement with another broker for the acquisition of property in the market area.
- C. Client represents that all information relating to Client's ability to acquire property in the market area Client gives to Broker is true and correct.
- D. Name any employer, relocation company, or other entity that will provide benefits to Client when acquiring property in the market area: N/A
- E. Broker is not authorized to execute any document in the name of or on behalf of Client concerning the Property.

## 8. INTERMEDIARY: (Check A or B only.)

☒ A. Intermediary Status: Client desires to see Broker's listings. If Client wishes to acquire one of Broker's listings, Client authorizes Broker to act as an intermediary and Broker will notify Client that Broker will service the parties in accordance with one of the following alternatives.

- (1) If the owner of the property is serviced by an associate other than the associate servicing Client under this agreement, Broker may notify Client that Broker will: (a) appoint the associate then servicing the owner to communicate with, carry out instructions of, and provide opinions and advice during negotiations to the owner; and (b) appoint the associate then servicing Client to the Client for the same purpose.
- (2) If the owner of the property is serviced by the same associate who is servicing Client, Broker may notify Client that Broker will: (a) appoint another associate to communicate with, carry out instructions of, and provide opinions and advice during negotiations to Client; and (b) appoint the associate servicing the owner under the listing to the owner for the same purpose.
- (3) Broker may notify Client that Broker will make no appointments as described under this Paragraph 8A and, in such an event, the associate servicing the parties will act solely as Broker's intermediary representative, who may facilitate the transaction but will not render opinions or advice during negotiations to either party.

☐ B. No Intermediary Status: Client does not wish to be shown or acquire any of Broker's listings.

**Notice:** If Broker acts as an intermediary under Paragraph 8A, Broker and Broker's associates:

- ♦ may not disclose to Client that the seller or landlord will accept a price less than the asking price unless otherwise instructed in a separate writing by the seller or landlord;
- ♦ may not disclose to the seller or landlord that Client will pay a price greater than the price submitted in a written offer to the seller or landlord unless otherwise instructed in a separate writing by Client;
- ♦ may not disclose any confidential information or any information a seller or landlord or Client specifically instructs Broker in writing not to disclose unless otherwise instructed in a separate writing by the respective party or required to disclose the information by the Real Estate License Act or a court order or if the information materially relates to the condition of the property;
- ♦ shall treat all parties to the transaction honestly; and
- ♦ shall comply with the Real Estate License Act.

**9. COMPETING CLIENTS:** Client acknowledges that Broker may represent other prospective buyers or tenants who may seek to acquire properties that may be of interest to Client. Client agrees that Broker may, during the term of this agreement and after it ends, represent such other prospects, show the other prospects the same properties that Broker shows to Client, and act as a real estate broker for such other prospects in negotiating the acquisition of properties that Client may seek to acquire.

(TXR-1501) 07-08-22

Initialed for Identification by Broker/Associate

[Signature]

and Client

[Signature]

[Signature]

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Buyer/Tenant Representation Agreement between Jonathan Adam Green, Georgie Rose Rowntree and Elena Leos of Sky Realty

## 10. CONFIDENTIAL INFORMATION:

- A. During the term of this agreement or after its termination, Broker may not knowingly disclose information obtained in confidence from Client except as authorized by Client or required by law. Broker may not disclose to Client any information obtained in confidence regarding any other person Broker represents or may have represented except as required by law.
- B. Unless otherwise agreed or required by law, a seller or the seller's agent is not obliged to keep the existence of an offer or its terms confidential. If a listing agent receives multiple offers, the listing agent is obliged to treat the competing buyers fairly.

## 11. BROKER'S FEES:

- A. Commission: The parties agree that Broker will receive a commission calculated as follows:
  - (1) 3.000 % of the gross sales price if Client agrees to purchase property in the market area; and
  - (2) if Client agrees to lease property in the market area a fee equal to (*check only one box*):  
☒ 30.000 % of one month's rent or ☐ \_\_\_\_\_ % of all rents to be paid over the term of the lease.
- B. Source of Commission Payment: Broker will seek to obtain payment of the commission specified in Paragraph 11A first from the seller, landlord, or their agents. **If such persons refuse or fail to pay Broker the amount specified, Client will pay Broker the amount specified less any amounts Broker receives from such persons.**
- C. Earned and Payable: A person is not obligated to pay Broker a commission until such time as Broker's commission is *earned and payable*. Broker's commission is *earned* when: (1) Client enters into a contract to buy or lease property in the market area; or (2) Client breaches this agreement. Broker's commission is *payable*, either during the term of this agreement or after it ends, upon the earlier of: (1) the closing of the transaction to acquire the property; (2) Client's breach of a contract to buy or lease a property in the market area; or (3) Client's breach of this agreement. If Client acquires more than one property under this agreement, Broker's commissions for each property acquired are earned as each property is acquired and are payable at the closing of each acquisition.
- D. Additional Compensation: If a seller, landlord, or their agents offer compensation in excess of the amount stated in Paragraph 11A (including but not limited to marketing incentives or bonuses to cooperating brokers) Broker may retain the additional compensation in addition to the specified commission. Client is not obligated to pay any such additional compensation to Broker.
- E. Acquisition of Broker's Listing: Notwithstanding any provision to the contrary, if Client acquires a property listed by Broker, Broker will be paid in accordance with the terms of Broker's listing agreement with the owner and Client will have no obligation to pay Broker.
- F. In addition to the commission specified under Paragraph 11A, Broker is entitled to the following fees.
  - (1) Construction: If Client uses Broker's services to procure or negotiate the construction of improvements to property that Client owns or may acquire, Client ensures that Broker will receive from Client or the contractor(s) at the time the construction is substantially complete a fee equal to: N/A.
  - (2) Service Providers: If Broker refers Client or any party to a transaction contemplated by this agreement to a service provider (for example, mover, cable company, telecommunications provider, utility, or contractor) Broker may receive a fee from the service provider for the referral.

(TXR-1501) 07-08-22

Initialed for Identification by Broker/Associate

[Signature]

and Client

[Signature]

[Signature]

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Buyer/Tenant Representation Agreement between Jonathan Adam Green, Georgie Rose Rowntree and Elena Leos of Sky Realty

(3) Other: N/A

G. **Protection Period:** "Protection period" means that time starting the day after this agreement ends and continuing for 10 days. Not later than 10 days after this agreement ends, Broker may send Client written notice identifying the properties called to Client's attention during this agreement. If Client or a relative of Client agrees to acquire a property identified in the notice during the protection period, Client will pay Broker, upon closing, the amount Broker would have been entitled to receive if this agreement were still in effect. This Paragraph 11G survives termination of this agreement. This Paragraph 11G will not apply if Client is, during the protection period, bound under a representation agreement with another broker who is a member of Texas REALTORS® at the time the acquisition is negotiated and the other broker is paid a fee for negotiating the transaction.

H. **Escrow Authorization:** Client authorizes, and Broker may so instruct, any escrow or closing agent authorized to close a transaction for the acquisition of property contemplated by this agreement to collect and disburse to Broker all amounts payable to Broker.

I. **County:** Amounts payable to Broker are to be paid in cash in Travis County, Texas.

**12. MEDIATION:** The parties agree to negotiate in good faith in an effort to resolve any dispute that may arise related to this agreement or any transaction related to or contemplated by this agreement. If the dispute cannot be resolved by negotiation, the parties will submit the dispute to mediation before resorting to arbitration or litigation and will equally share the costs of a mutually acceptable mediator.

**13. DEFAULT:** If either party fails to comply with this agreement or makes a false representation in this agreement, the non-complying party is in default. If Client is in default, Broker may terminate this agreement and Client will be liable for the amount of compensation that Broker would have received under this agreement if Client was not in default; Broker may also terminate this agreement and exercise any other remedy at law. If Broker is in default, Client may exercise any remedy at law.

**14. ATTORNEY'S FEES:** If Client or Broker is a prevailing party in any legal proceeding brought as a result of a dispute under this agreement or any transaction related to this agreement, such party will be entitled to recover from the non-prevailing party all costs of such proceeding and reasonable attorney's fees.

**15. LIMITATION OF LIABILITY:** Neither Broker nor any other broker, or their associates, is responsible or liable for any person's personal injuries or for any loss or damage to any person's property that is not caused by Broker. Client will hold broker, any other broker, and their associates, harmless from any such injuries or losses. Client will indemnify Broker against any claims for injury or damage that Client may cause to others or their property.

**16. ADDENDA:** Addenda and other related documents which are part of this agreement are:

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Information About Brokerage Services      | <input type="checkbox"/> Protect Your Family from Lead in Your Home   |
| <input type="checkbox"/> Mold Remediation Consumer Protection                 | <input type="checkbox"/> Information about Special Flood Hazard Areas |
| <input type="checkbox"/> Information Concerning Property Insurance            | <input type="checkbox"/> For Your Protection: Get a Home Inspection   |
| <input type="checkbox"/> General Information and Notice to Buyers and Sellers | <input checked="" type="checkbox"/> Wire Fraud Warning                |

**17. SPECIAL PROVISIONS:** N/A

(TXR-1501) 07-08-22

Initialed for Identification by Broker/Associate



and Client






Page 4 of 5


Buyer/Tenant Representation Agreement between Jonathan Adam Green, Georgie Rose Rowntree and Elena Leos of Sky Realty

## 18. ADDITIONAL NOTICES:


- A. Broker's fees and the sharing of fees between brokers are not fixed, controlled, recommended, suggested, or maintained by the Association of REALTORS® or any listing service.
- B. In accordance with fair housing laws and the National Association of REALTORS® Code of Ethics, Broker's services must be provided without regard to race, color, religion, national origin, sex, disability, familial status, sexual orientation, or gender identity. Local ordinances may provide for additional protected classes (for example, creed, status as a student, marital status, or age).
- C. Broker is not a property inspector, pest inspector, appraiser, surveyor, engineer, environmental assessor, or compliance inspector. Client should seek experts to render such services in any acquisition.
- D. If Client purchases property, Client should have an abstract covering the property examined by an attorney of Client's selection, or Client should be furnished with or obtain a title policy.
- E. Client may purchase a residential service contract. Client should review such service contract or the scope of coverage, exclusions, and limitations. The purchase of a residential service contract is optional. There are several residential service companies operating in Texas.
- F. When viewing a property, Client might be recorded or otherwise monitored without Client's knowledge or consent. Additionally, consult an attorney before recording or photographing a property without Owner's knowledge or consent.
- G. To reduce risk of wire fraud, Client should refrain from transmitting personal information, such as bank account numbers or other financial information, via unsecured email or other electronic communication. If Client receives any electronic communication regarding wiring instructions, even if the communication appears to come from a legitimate source, Client should verify its authenticity prior to the transfer of funds in person or via phone call using a recognized phone number not found in the communication. Broker will not send Client any electronic communication with instructions to wire funds or to provide personal information.

**CONSULT AN ATTORNEY:** Broker cannot give legal advice. This is a legally binding agreement. **READ IT CAREFULLY.** If you do not understand the effect of this agreement, consult your attorney **BEFORE** signing.

**Sky Realty** **55829**  
 Broker's Printed Name License No.  
  
☐ Broker's Signature Date  
☒ Broker's Associate's Signature, as an authorized agent of Broker **06/19/2024**

**Jonathan Adam Green**  
 Client's Printed Name  
  
 Client's Signature Date **07/02/2024**

**Elena Leos** **#732472**  
 Broker's Associate's Printed Name, if applicable

**Georgie Rose Rowntree**  
 Client's Printed Name  
  
 Client's Signature Date **07/02/2024**



## RESIDENTIAL BUYER/TENANT REPRESENTATION AGREEMENT

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.  
©Texas Association of REALTORS®, Inc. 2022

### 1. PARTIES: The parties to this agreement are:

Client: **Jonathan Adam Green**  
**Georgie Rose Rowntree**

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Phone: **(512)787-0879**

Email/Fax: \_\_\_\_\_ Email/Fax: \_\_\_\_\_

Broker: **Sky Realty**

Address: **3737 Executive Center Drive, Ste. 150**

City, State, Zip: **Austin, Texas 78731**

Phone: **(512)910-5509**

Email/Fax: \_\_\_\_\_ Email/Fax: \_\_\_\_\_

### 2. APPOINTMENT: Client grants to Broker the exclusive right to act as Client's real estate agent for the purpose of acquiring property in the market area.

### 3. DEFINITIONS:

- A. "Acquire" means to purchase or lease.
- B. "Closing" in a sale transaction means the date legal title to a property is conveyed to a purchaser of property under a contract to buy. "Closing" in a lease transaction means the date a landlord and tenant enter into a binding lease of a property.
- C. "Market area" means that area in the State of Texas within the perimeter boundaries of the following areas: **Central Texas - Austin, Buda, Kyle**

- D. "Property" means any interest in real estate including but not limited to properties listed in a multiple listing service or other listing services, properties for sale by owners, and properties for sale by builders.

### 4. TERM: This agreement commences on **June 19, 2024** and ends at 11:59 p.m. on **December 31, 2024**.

### 5. BROKER'S OBLIGATIONS: Broker will: (a) use Broker's best efforts to assist Client in acquiring property in the market area; (b) assist Client in negotiating the acquisition of property in the market area; and (c) comply with other provisions of this agreement.

### 6. CLIENT'S OBLIGATIONS: Client will: (a) work exclusively through Broker in acquiring property in the market area and negotiate the acquisition of property in the market area only through Broker; (b) inform other brokers, salespersons, sellers, and landlords with whom Client may have contact that Broker exclusively represents Client for the purpose of acquiring property in the market area and refer all such persons to Broker; and (c) comply with other provisions of this agreement.

Buyer/Tenant Representation Agreement between Jonathan Adam Green, Georgie Rose Rowntree and Elena Leos of Sky Realty

## 7. REPRESENTATIONS:

- A. Each person signing this agreement represents that the person has the legal capacity and authority to bind the respective party to this agreement.
- B. Client represents that Client is not now a party to another buyer or tenant representation agreement with another broker for the acquisition of property in the market area.
- C. Client represents that all information relating to Client's ability to acquire property in the market area Client gives to Broker is true and correct.
- D. Name any employer, relocation company, or other entity that will provide benefits to Client when acquiring property in the market area: N/A
- E. Broker is not authorized to execute any document in the name of or on behalf of Client concerning the Property.

## 8. INTERMEDIARY: (Check A or B only.)

☒ A. Intermediary Status: Client desires to see Broker's listings. If Client wishes to acquire one of Broker's listings, Client authorizes Broker to act as an intermediary and Broker will notify Client that Broker will service the parties in accordance with one of the following alternatives.

- (1) If the owner of the property is serviced by an associate other than the associate servicing Client under this agreement, Broker may notify Client that Broker will: (a) appoint the associate then servicing the owner to communicate with, carry out instructions of, and provide opinions and advice during negotiations to the owner; and (b) appoint the associate then servicing Client to the Client for the same purpose.
- (2) If the owner of the property is serviced by the same associate who is servicing Client, Broker may notify Client that Broker will: (a) appoint another associate to communicate with, carry out instructions of, and provide opinions and advice during negotiations to Client; and (b) appoint the associate servicing the owner under the listing to the owner for the same purpose.
- (3) Broker may notify Client that Broker will make no appointments as described under this Paragraph 8A and, in such an event, the associate servicing the parties will act solely as Broker's intermediary representative, who may facilitate the transaction but will not render opinions or advice during negotiations to either party.

☐ B. No Intermediary Status: Client does not wish to be shown or acquire any of Broker's listings.

**Notice:** If Broker acts as an intermediary under Paragraph 8A, Broker and Broker's associates:

- ◆ may not disclose to Client that the seller or landlord will accept a price less than the asking price unless otherwise instructed in a separate writing by the seller or landlord;
- ◆ may not disclose to the seller or landlord that Client will pay a price greater than the price submitted in a written offer to the seller or landlord unless otherwise instructed in a separate writing by Client;
- ◆ may not disclose any confidential information or any information a seller or landlord or Client specifically instructs Broker in writing not to disclose unless otherwise instructed in a separate writing by the respective party or required to disclose the information by the Real Estate License Act or a court order or if the information materially relates to the condition of the property;
- ◆ shall treat all parties to the transaction honestly; and
- ◆ shall comply with the Real Estate License Act.

**9. COMPETING CLIENTS:** Client acknowledges that Broker may represent other prospective buyers or tenants who may seek to acquire properties that may be of interest to Client. Client agrees that Broker may, during the term of this agreement and after it ends, represent such other prospects, show the other prospects the same properties that Broker shows to Client, and act as a real estate broker for such other prospects in negotiating the acquisition of properties that Client may seek to acquire.

(TXR-1501) 07-08-22

Initialed for Identification by Broker/Associate

[Signature]

and Client

[Signature]

[Signature]

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Buyer/Tenant Representation Agreement between Jonathan Adam Green, Georgie Rose Rowntree and Elena Leos of Sky Realty

## 10. CONFIDENTIAL INFORMATION:

- A. During the term of this agreement or after its termination, Broker may not knowingly disclose information obtained in confidence from Client except as authorized by Client or required by law. Broker may not disclose to Client any information obtained in confidence regarding any other person Broker represents or may have represented except as required by law.
- B. Unless otherwise agreed or required by law, a seller or the seller's agent is not obliged to keep the existence of an offer or its terms confidential. If a listing agent receives multiple offers, the listing agent is obliged to treat the competing buyers fairly.

## 11. BROKER'S FEES:

- A. Commission: The parties agree that Broker will receive a commission calculated as follows:
  - (1) 3.000 % of the gross sales price if Client agrees to purchase property in the market area; and
  - (2) if Client agrees to lease property in the market area a fee equal to (*check only one box*):  
☒ 30.000 % of one month's rent or ☐ \_\_\_\_\_ % of all rents to be paid over the term of the lease.
- B. Source of Commission Payment: Broker will seek to obtain payment of the commission specified in Paragraph 11A first from the seller, landlord, or their agents. **If such persons refuse or fail to pay Broker the amount specified, Client will pay Broker the amount specified less any amounts Broker receives from such persons.**
- C. Earned and Payable: A person is not obligated to pay Broker a commission until such time as Broker's commission is *earned and payable*. Broker's commission is *earned* when: (1) Client enters into a contract to buy or lease property in the market area; or (2) Client breaches this agreement. Broker's commission is *payable*, either during the term of this agreement or after it ends, upon the earlier of: (1) the closing of the transaction to acquire the property; (2) Client's breach of a contract to buy or lease a property in the market area; or (3) Client's breach of this agreement. If Client acquires more than one property under this agreement, Broker's commissions for each property acquired are earned as each property is acquired and are payable at the closing of each acquisition.
- D. Additional Compensation: If a seller, landlord, or their agents offer compensation in excess of the amount stated in Paragraph 11A (including but not limited to marketing incentives or bonuses to cooperating brokers) Broker may retain the additional compensation in addition to the specified commission. Client is not obligated to pay any such additional compensation to Broker.
- E. Acquisition of Broker's Listing: Notwithstanding any provision to the contrary, if Client acquires a property listed by Broker, Broker will be paid in accordance with the terms of Broker's listing agreement with the owner and Client will have no obligation to pay Broker.
- F. In addition to the commission specified under Paragraph 11A, Broker is entitled to the following fees.
  - (1) Construction: If Client uses Broker's services to procure or negotiate the construction of improvements to property that Client owns or may acquire, Client ensures that Broker will receive from Client or the contractor(s) at the time the construction is substantially complete a fee equal to: N/A.
  - (2) Service Providers: If Broker refers Client or any party to a transaction contemplated by this agreement to a service provider (for example, mover, cable company, telecommunications provider, utility, or contractor) Broker may receive a fee from the service provider for the referral.

(TXR-1501) 07-08-22

Initialed for Identification by Broker/Associate

[Signature]

and Client

[Signature]

[Signature]

Page 3 of 5



Buyer/Tenant Representation Agreement between Jonathan Adam Green, Georgie Rose Rowntree and Elena Leos of Sky Realty

(3) Other: N/A

G. **Protection Period:** "Protection period" means that time starting the day after this agreement ends and continuing for 10 days. Not later than 10 days after this agreement ends, Broker may send Client written notice identifying the properties called to Client's attention during this agreement. If Client or a relative of Client agrees to acquire a property identified in the notice during the protection period, Client will pay Broker, upon closing, the amount Broker would have been entitled to receive if this agreement were still in effect. This Paragraph 11G survives termination of this agreement. This Paragraph 11G will not apply if Client is, during the protection period, bound under a representation agreement with another broker who is a member of Texas REALTORS® at the time the acquisition is negotiated and the other broker is paid a fee for negotiating the transaction.

H. **Escrow Authorization:** Client authorizes, and Broker may so instruct, any escrow or closing agent authorized to close a transaction for the acquisition of property contemplated by this agreement to collect and disburse to Broker all amounts payable to Broker.

I. **County:** Amounts payable to Broker are to be paid in cash in Travis County, Texas.

**12. MEDIATION:** The parties agree to negotiate in good faith in an effort to resolve any dispute that may arise related to this agreement or any transaction related to or contemplated by this agreement. If the dispute cannot be resolved by negotiation, the parties will submit the dispute to mediation before resorting to arbitration or litigation and will equally share the costs of a mutually acceptable mediator.

**13. DEFAULT:** If either party fails to comply with this agreement or makes a false representation in this agreement, the non-complying party is in default. If Client is in default, Broker may terminate this agreement and Client will be liable for the amount of compensation that Broker would have received under this agreement if Client was not in default; Broker may also terminate this agreement and exercise any other remedy at law. If Broker is in default, Client may exercise any remedy at law.

**14. ATTORNEY'S FEES:** If Client or Broker is a prevailing party in any legal proceeding brought as a result of a dispute under this agreement or any transaction related to this agreement, such party will be entitled to recover from the non-prevailing party all costs of such proceeding and reasonable attorney's fees.

**15. LIMITATION OF LIABILITY:** Neither Broker nor any other broker, or their associates, is responsible or liable for any person's personal injuries or for any loss or damage to any person's property that is not caused by Broker. Client will hold broker, any other broker, and their associates, harmless from any such injuries or losses. Client will indemnify Broker against any claims for injury or damage that Client may cause to others or their property.

**16. ADDENDA:** Addenda and other related documents which are part of this agreement are:

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Information About Brokerage Services      | <input type="checkbox"/> Protect Your Family from Lead in Your Home   |
| <input type="checkbox"/> Mold Remediation Consumer Protection                 | <input type="checkbox"/> Information about Special Flood Hazard Areas |
| <input type="checkbox"/> Information Concerning Property Insurance            | <input type="checkbox"/> For Your Protection: Get a Home Inspection   |
| <input type="checkbox"/> General Information and Notice to Buyers and Sellers | <input checked="" type="checkbox"/> Wire Fraud Warning                |

**17. SPECIAL PROVISIONS:** N/A

(TXR-1501) 07-08-22

Initialed for Identification by Broker/Associate



and Client






Page 4 of 5

Buyer/Tenant Representation Agreement between Jonathan Adam Green, Georgie Rose Rowntree and Elena Leos of Sky Realty


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- B. In accordance with fair housing laws and the National Association of REALTORS® Code of Ethics, Broker's services must be provided without regard to race, color, religion, national origin, sex, disability, familial status, sexual orientation, or gender identity. Local ordinances may provide for additional protected classes (for example, creed, status as a student, marital status, or age).
- C. Broker is not a property inspector, pest inspector, appraiser, surveyor, engineer, environmental assessor, or compliance inspector. Client should seek experts to render such services in any acquisition.
- D. If Client purchases property, Client should have an abstract covering the property examined by an attorney of Client's selection, or Client should be furnished with or obtain a title policy.
- E. Client may purchase a residential service contract. Client should review such service contract or the scope of coverage, exclusions, and limitations. The purchase of a residential service contract is optional. There are several residential service companies operating in Texas.
- F. When viewing a property, Client might be recorded or otherwise monitored without Client's knowledge or consent. Additionally, consult an attorney before recording or photographing a property without Owner's knowledge or consent.
- G. To reduce risk of wire fraud, Client should refrain from transmitting personal information, such as bank account numbers or other financial information, via unsecured email or other electronic communication. If Client receives any electronic communication regarding wiring instructions, even if the communication appears to come from a legitimate source, Client should verify its authenticity prior to the transfer of funds in person or via phone call using a recognized phone number not found in the communication. Broker will not send Client any electronic communication with instructions to wire funds or to provide personal information.

**CONSULT AN ATTORNEY:** Broker cannot give legal advice. This is a legally binding agreement. **READ IT CAREFULLY.** If you do not understand the effect of this agreement, consult your attorney **BEFORE** signing.

**Sky Realty** **55829**  
 Broker's Printed Name License No.  
  
☐ Broker's Signature Date  
☒ Broker's Associate's Signature, as an authorized agent of Broker **06/19/2024**

**Elena Leos** **#732472**  
 Broker's Associate's Printed Name, if applicable

**Jonathan Adam Green**  
 Client's Printed Name  
  
 Client's Signature Date **07/02/2024**

**Georgie Rose Rowntree**  
 Client's Printed Name  
  
 Client's Signature Date **07/02/2024**

# Tenant Move In Day Instructions



## *Frequently Asked Questions upon moving in.....*

### ➔ **Will my property be rekeyed?**

Our vendor will be contacting you to schedule re-keying of the property if it has not already been completed. Two keys will then be provided to you. Please schedule with vendor when you are available.

### ➔ **Do I get garage door openers?**

Per your lease agree we do not have to supply garage door openers, however if we have them we will be more than happy to provide them to you. You may as well feel free to purchase universal units at Lowes or Home Depot.

### ➔ **I wasn't given mailbox keys. Do I get them from you?**

We do not supply mailbox keys as outlined in your lease for liability reasons. Please contact your local post office providing a copy of your lease for this assistance. There may be a fee for this as it varies. You will be responsible for this fee if you wish to receive mail at the property.

### ➔ **How and when do I turn in my inventory condition form?**

You are required to turn in your original Inventory Condition form to our office within 5 calendar days. Our office hours are M-F 9am-5pm. Keep in mind there is no drop box.

Your inventory condition form is not a maintenance request. Please call your maintenance requests to 512-758-8401 **only!**

### ➔ **How do I pay rent in the future?**

Your rent going forward will be due on the 1<sup>st</sup> of each month. We only accept rent in the form of certified funds (no personal checks). We do NOT accept rent at our physical address without prior approval.

Our mailing address is: **P.O. Box 5362, Round Rock, TX 78683**

You may also visit [www.paylease.com](http://www.paylease.com) and set up an auto draft from your account for \$2.20 or call 1-866-729-5327. Many of our tenants simply choose to utilize their banking institutions online bill pay. Pay close attention to how many days in advance you will need to pay in order for your payment to be **received** on time. Late fees are strictly enforced.

***The Texas Real Estate Commission nor the Texas Association of Realtors lease requires that personnel be available at any specific time or location to meet or speak with tenants. This includes accepting rent.***

\*\*\*Please read the entire packet and submit in full with all deposits and fees in certified funds. Applications are not accepted by fax, email, or electronic signature. No Drop Box provided for our applicant's protection. Only complete applications accepted.



**REALTOR PROCESS ACKNOWLEDGEMENT**


**\*Applications will only be considered after complete -**

**Our process:**

1. Each applicant will fill out a completed application properly. Each person 18 and older regardless of whether they are going to be on the lease or listed as an occupant.
2. Each applicant will read and understand the application requirements attached to the MLS.
3. Additional explanation letters may be requested by management. ***Realtors who submit an application with knowledge other than what was reported by the applicant or false representation will be held responsible.***
4. Applicant communication may be through the Real Estate agent until such time of approval.
5. Following approval the tenant will be asked to solely communicate with management regarding the property and additional requests.
6. An applicant can be denied for many reasons. In these cases, such reasons will not be disclosed to the Realtor.
7. Application fee and application deposit must be in certified funds (cashier's check or money order) no personal checks and turned in with the lease application. Please make your application fee to: Ambassador Property Management. The application fee is **NON-REFUNDABLE in all cases submitted**. The application deposit is **NON-REFUNDABLE** unless application is denied. If applicant is accepted and does not take possession of the property management will retain the application deposit.
8. First full month's rent will be paid prior to occupancy in the form of certified funds.
9. ***There is NO pre approval process available.***
10. All approved applicants **may** be required to complete a tenant orientation prior to or just after possession.
11. Invoices for payment are to be submitted to the Listing Brokerage. Ambassador Property Management will **not** be responsible for payment. A W-9 form will be submitted with each invoice regardless of prior business transactions. Payment will be submitted up to 30 days after tenant takes possession of the property.

***NOTE: The application process can take 3-7 business days to complete. Please be aware! PLEASE REFRAIN FROM calls regarding the status of any application prior to 5 business days! You may wish to expedite your application process for a \$75 fee. The expedite fee will speed up the processing of any application ONLY, yet does not guarantee a speed answer. This fee is NON-REFUNDABLE. Any applicant and/or Realtor who becomes disruptive and disrespectful to staff will cause the application to be denied/rejected at the discretion of the director.***

Signing this acknowledgment indicates that you have had the opportunity to review Ambassador Property Management's tenant selection criteria and the application process.

Signature:  07/02/24

Brokerage: Sky Realty

License #: 732472



### APPLICATION REQUIREMENTS

Each applicant over the age of 18 must fill out a TAR "Residential Lease Application". **Applications will only be accepted if they are complete.**

#### A completed application should have the following:

1. A completed TAR application for each applicant with all blanks filled in properly, including past landlord's name and phone numbers.
2. Last two pay stubs, if W-2 employed. OR Last year's tax return, if self-employed. OR Employee verification letter from new employer on company letterhead.
3. If newly hired, please provide your employment letter that references your start date and salary.
4. If your credit is sub-standard and/or you have had issues with bankruptcy or any other issues you feel may affect your application (including criminal history), please write a letter along with your application explaining in detail the circumstances. You may be asked to complete a letter prior to approval.
5. Application fee and application/security deposit must be in certified funds (cashier's check or money order) no personal checks and turned in with the lease application. Application fee is **\$75** per applicant. Please make your application fee to: Ambassador Property Management. The application fee is **NON-REFUNDABLE**. The application deposit is **NON-REFUNDABLE** unless application is denied. First full month's rent will be paid prior to occupancy in the form of certified funds. **Upon move in and renewal a \$99 administrative fee will apply.**
6. Please make application deposit payable to **Ambassador Property Management**.
7. Please provide copy of State or US issued I.D. and/or SSN card.
8. Applicants may be denied if:
  - Unacceptable payment history and evictions, incomplete or inaccurate information provided
  - Unpaid child support
  - Unexplained and/or unacceptable criminal history by applicant or by other occupant
  - Unsatisfactory credit history
9. **Individual owner of property may include additional criteria for tenant selection.**
10. **There is NO pre approval process available.**
9. Deliver all paperwork to: **Assigned Realtor in c/o Ambassador Property Management  
1000 Heritage Center Circle  
Round Rock, Texas 78664**

**NOTE: The application process can take 3-7 business days to complete. Please be aware! PLEASE REFRAIN from calling regarding the status of any application prior to 5 business days! You may wish to expedite your application process for a NON REFUNDABLE \$75 fee. The expedite fee will speed up the processing of any application ONLY, yet does not guarantee a speedy answer. This fee is NON-REFUNDABLE.**

|            |                       |       |          |
|------------|-----------------------|-------|----------|
| Applicant: | Jonathan Adam Green   | Date: | 07/02/24 |
| Applicant: | Georgie Rose Rowntree | Date: | 07/02/24 |
| Applicant: |                       | Date: |          |
| Applicant: |                       | Date: |          |





### Application & Leasing Fees:

- Returned Check charges begin at \$35.00 per incident with additional late fees
- Pet Violations begin at \$150 per pet and \$25 daily
- Number of vehicles are limited to the number of licensed drivers in the household without permission
- All HOA CC&Rs must be obtained by the tenant upon possession
- Pet deposits are \$250-\$500 per animal subject to landlord approval.  
**(1/2 non-refundable as pet fee; 100% non-refundable if applying after occupancy)**
- All accepted pets will be subject to evaluation with an additional \$35 fee
- **Quarterly internal inspections may be conducted for compliance in accordance to the TAR lease**
- Ambassador Property Management reserves the right to give notice to move as a result of record of slow payment history, non-payment, non-compliance with rental agreement, suspicious criminal activity, or damage beyond normal wear and tear.
- **ALL vacating tenants are required to have carpeted areas cleaned professionally producing proof of service upon vacancy.**
- Ambassador Property Management has a **NO Smoking Policy**. Persons to have found to violate this policy will be subject to forfeit their security and/or pet deposits.
- **Applicants must acknowledge "APM Pet Policy" regardless of intent to have pets or not**
- **All applicants and occupants must present documentation prior to application acceptance. Amendments to the lease will carry a \$150 fee plus additional application fees.**
- Tenant may not pay rent in cash or personal check. All Payments following possession must be made online or with certified funds mailed to the address listed on the lease only.
- Rent is considered late on the 4<sup>th</sup> of each month. Initial late fee is \$100/\$75 daily.
- Keyboxes are placed on the property during 60 last days of lease. Tenants are required to cooperate with showings during this period.

### Obligations Upon Approval or Denial:

- Not later than the 2<sup>nd</sup> day after Landlord notifies Applicant of the approval, Applicant must sign a written lease for the Property with terms described in this agreement and the Application Deposit will be credited to the security deposit in the lease.
- If Landlord notifies Applicant of approval and Applicant fails to sign the lease within the time required, Landlord will retain the Application Deposit and may lease the Property to another person.

*Signing this acknowledgment indicates that you have had the opportunity to review Ambassador Property Management's application requirements. The tenant selection criteria may include factors such as criminal history, credit history, current income, and rental history. If you do not meet the selection criteria, or if you provide inaccurate or incomplete information, your application may be rejected and your application fee will not be refunded. **Any applicant and/or Realtor who becomes disruptive and disrespectful to staff will cause the application to be denied/rejected at the discretion of the director.***

|   |                       |
|---|-----------------------|
| Applicant: <u>Jonathan Adam Green</u>   | Date: <u>07/02/24</u> |
| Applicant: <u>Georgie Rose Rowntree</u> | Date: <u>07/02/24</u> |
| Applicant: _____                        | Date: _____           |
| Applicant: _____                        | Date: _____           |



P.O. Box 5362  
Round Rock, Texas 78683-5362  
[www.ambassadorproperty.com](http://www.ambassadorproperty.com)  
Email: [info@ambassadorproperty.com](mailto:info@ambassadorproperty.com)

Phone: (512) 351-7800  
Fax: (888) 565-9930

## Pet Policy & Procedure

- ❖ Any tenant wishing to bring pets onto any Ambassador managed property must read, understand and abide by the rules outlined in this policy, the primary purpose of which is to ensure that safe and sanitary surroundings are provided for all tenants, visitors and management employees, to protect the physical integrity of the property, and to protect and provide for the well-being of the pets themselves.
- ❖ Tenant must register all pets with property management. Permission to keep a pet is granted at the sole discretion of management and will be based in part on the pet's own merit, as well as the tenant's ability to maintain proper control.
- ❖ Tenant will be responsible for all fees and deposits associated to pet policy as an addendum to the lease in place. These fees are payable for the entire leasing term even if the pet is no longer harbored at the residence. There will be no refund for pets that move out before the end of the lease term.

### Types of Pets

- ❖ The term "pet" refers to a domesticated species and genus of animal commonly recognized as a household pet, examples of which are cats, dogs, birds and fish.
- ❖ Assistive animals that provide assistance, service and support to a disabled person are not considered pets and are not limited by this policy. However, they must be registered with management.
- ❖ Vicious pets, exotic pets or any poisonous or venomous pets will not be permitted.
- ❖ Keeping aggressive dog breeds, if allowed by management, will require proof of liability insurance in the amount of at least \$100,000.
- ❖ Pets may not be kept or bred for commercial purposes while on the property.
- ❖ Unauthorized pets, including pets of visitors or guests, will not be allowed on the property even on a temporary basis.
- ❖ There may be a maximum number of pets allowed for each property set forth by owner.

### Restrictions

- ❖ All cats and dogs must be licensed in accordance with all applicable ordinances of the local municipality and must display a current license tag on their collar.
- ❖ All cats and dogs must have current rabies and distemper vaccinations and must display a current rabies vaccination tag on their collar. A veterinarian's statement regarding vaccinations must be provided to management. Management will have the right to verify shot records with veterinarian.
- ❖ If a pet is left unattended for an inappropriate period due to the tenant's illness, neglect, or inability to provide pet care, management, at its discretion, may enter the tenant's unit and arrange for the pet's care. Tenant will provide management with the name, address and telephone number of a person or source who will accept the responsibility for the pet's care in the event of such an occurrence. Any costs incurred will be deducted from the tenant's security deposits.

## Condition of Property

- ❖ Presence of a pet may not interfere with maintenance or routine pest extermination of the unit. Tenant is responsible for removing or protecting the pet when these procedures are requested or scheduled by management.
- ❖ Tenant is responsible for keeping all areas where pet is housed clean, safe and free of parasites, including fleas. Dog owners must pick up and dispose of all dog waste deposited on property. Cat owners must place soiled litter in tied plastic bags and dispose of it in outside garbage facilities, not the toilet system. Litter boxes must be changed a minimum of once a week, or more often if odor problems occur.

## Complaints and Warnings

- ❖ Tenant is responsible for keeping pet from disturbing other tenants or becoming a nuisance. Nuisance may include chronic noise that disturbs other tenants; failure to properly dispose of pet wastes; and unleashed or unattended pets. Pets found unsupervised shall be turned over to the local authorities.
- ❖ Complaints regarding failure to comply with this policy must be made in writing to management. If the complaint is determined to be valid, management will issue a warning to the tenant who must immediately remedy the situation.



## Damages and Fees

- ❖ Tenant is responsible for and must immediately pay for the cost of all damages or injuries caused by his/her pet and will also be responsible for the full cost of flea extermination in the building that may be required because of the tenant's pet.

## Acknowledgement

- ❖ Tenant agrees that keeping a pet on the property is a privilege, not a right, and that management reserves the right to prohibit or demand removal of any pet at any time.
- ❖ Tenant agrees to indemnify, hold harmless and defend the owner, agents and employees of Ambassador Property Management against all liability, judgments, expenses or claims by a third party for any injury against any person or damage to any property caused by any pet or animal possessed or brought onto the property by the tenant, or allowed by the tenant to be brought onto the property.
- ❖ Tenant(s) understands that the permission granted is only for the pets described in the pet agreement and not other pet(s) or offspring, not even for temporary care, will be permitted without landlord's permission.
- ❖ Ambassador Property Management reserves the rights to revoke permission to keep pets at any time. If any of the above conditions are not kept. If such permission is revoked, said pet(s) shall be removed from the property within 48 hours. Failure to remove a pet from the premises may result in a fee of \$100 per day until the pet(s) is removed. Loss of deposits.
- ❖ **All pets are subject to evaluation during the approval process, property inspection process, and any other requested time during these term of the lease as a result of incident. Evaluation fees are due immediately to technician in certified funds paid to "OSLO'S FRIENDS". Many evaluations are conducted during routine inspections. No proof or receipt of evaluations will be provided to tenant.**

**I have read, understand, and agree to the terms of the above Pet Policy.**

|                    |   |                      |
|--------------------|---|----------------------|
| Tenant's Signature |  |                      |
| Name (Printed)     | <u>Jonathan Adam Green</u>  | Date <u>07/02/24</u> |
| Tenant's Signature |  |                      |
| Name (Printed)     | <u>Georgie Rose Rowntree</u>  | Date <u>07/02/24</u> |

Received on \_\_\_\_\_ (date) at \_\_\_\_\_ (time)



## RESIDENTIAL LEASE APPLICATION

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

Property Address: **338 Paddington Drive, Kyle, Tx 78640**  
Anticipated: Move-in Date: **08/01/2024** Monthly Rent: \$ **2,325.00** Security Deposit: \$ **2,325.00**  
Initial Lease Term Requested: **12** (months)

### A. Applicant Identification:

**Applicant's name** (as listed on proof of identification) **Georgie Rose Rowntree**  
Applicant's former last name (if applicable) \_\_\_\_\_  
E-mail **growntree95@gmail.com** Mobile Ph. **(214)505-6476**  
Work Ph. \_\_\_\_\_ Home Ph. \_\_\_\_\_  
Do you consent to receiving text messages? ☒ yes ☐ no Soc. Sec. No. **641503519**  
Driver License/ID No. **35636394** in **TX** (state) Date of Birth **12/22/1995**  
Height **5'9** Weight **175** Eye Color **blue** Hair Color **blonde**

Are there co-applicants? ☒ yes ☐ no **Note: If yes, each co-applicant must submit a separate application.**  
Co-applicant's name **Jonathan Adam Green** relationship **fiancee**  
Co-applicant's name \_\_\_\_\_ relationship \_\_\_\_\_  
Co-applicant's name \_\_\_\_\_ relationship \_\_\_\_\_

### B. 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:  
**N/A**

### C. Representation and Marketing:

Is Applicant represented by a REALTOR® or other agent? ☒ yes ☐ no  
If yes, Name: **Elena Leos**  
Company: **Sky Realty**  
E-mail: **eleos.realestate@outlook.com** Phone Number: **(512)910-5509**

Applicant was made aware of Property via:  
☐ Sign ☐ Internet ☒ Other **MLS search**

Residential Lease Application concerning 338 Paddington Drive, Kyle, Tx 78640**D. Applicant Information:****Housing:**

**Applicant's Current Address:** 1951 Hunter Rd Apt. No. 4108  
San Marcos, TX 78666 (city, state, zip)

Landlord or Property Manager's Name: Sync At Purgatory CreekEmail: purgatorycreek@syncre.comPhone: Day: (512)938-1900 Nt: \_\_\_\_\_ Mb: \_\_\_\_\_ Fax: \_\_\_\_\_Move In Date: 07/12/2021 Move Out Date: 08/07/2024 Rent \$ 1,417.00Reason for move: getting married

**Applicant's Previous Address:** 11006 Watchful Fox Dr Apt. No. \_\_\_\_\_  
Austin, TX 78748 (city, state, zip)

Landlord or Property Manager's Name: Genevieve RichardsonEmail: kemprillc@yahoo.comPhone: Day: (805)551-9958 Nt: \_\_\_\_\_ Mb: \_\_\_\_\_ Fax: \_\_\_\_\_Move In Date 07/15/2019 Move Out Date: 06/12/2021 Rent \$ 2,200.00Reason for move: Moved cities**Employment and Other Income:****Applicant's Current Employer:** Blanco BrewAddress: 14200 Ranch Rd 12 (street, city, state, zip)Employment Verification Contact: Rachel Emry Phone: (830)660-7767

Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_

Start Date: 06/12/2023 Gross Monthly Income: \$ 1,920.00 Position: barista/food prep

*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:** Radish & DillAddress: 102 Wonder World Dr (street, city, state, zip)Employment Verification Contact: Ted Espiritu Phone: (512)736-3341

Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_

Employed from 01/02/2022 to 06/02/2023 Gross Monthly Income: \$ 1,900.00 Position: Barista

*Note: Applicant is responsible for including the appropriate contact information for employment verification purposes.*

Describe other income Applicant wants considered: I have a trust that distributes \$2900 monthly to pay for my rent and bills. You can contact my trust fund manager Joanna Puente at jpunte@houstontrust.com or 713-715-5172

**Emergency Contact: (Do not insert the name of an occupant or co-applicant.)**Name and Relationship: Carol AttwellAddress: 434 Island Oaks LnCity: Driftwood State: Texas Zip Code: 78619Phone: (214)505-9632 E-mail: cattwell63@gmail.com

Residential Lease Application concerning 338 Paddington Drive, Kyle, Tx 78640

### E. Occupant Information:

Name all other persons that are not co-applicants who will occupy the Property:

|                  |                     |            |
|------------------|---------------------|------------|
| Name: <u>N/A</u> | Relationship: _____ | DOB: _____ |
| Name: _____      | Relationship: _____ | DOB: _____ |
| Name: _____      | Relationship: _____ | DOB: _____ |
| Name: _____      | Relationship: _____ | DOB: _____ |

### F. Vehicle Information:

List all vehicles to be parked on the Property (cars, trucks, boats, trailers, motorcycles, other types of vehicles):

| Type  | Year | Make   | Model   | License Plate No./State | Mo. Payment |
|-------|------|--------|---------|-------------------------|-------------|
| Truck | 2020 | Toyota | Tundra  | RJM2161/TX              | \$300.00    |
| SUV   | 2024 | Toyota | 4Runner | tzh0494/TX              |             |
|       |      |        |         |                         |             |
|       |      |        |         |                         |             |
|       |      |        |         |                         |             |

**Note: State, local, and/or HOA ordinances may restrict your ability to park certain vehicles on the Property.**

### G. Animals:

Will any animals (dogs, cats, birds, reptiles, fish, other types of 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<br>Shots Current?   | Assistance<br>Animal?  |
|--------------|-------|------------|--------|-------------|--------|--|--|--|--|
| cat/calico   | Ducky | multicolor | 12     | 7           | Female | <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).**

### H. Additional Information:

| Yes                                 | No                                  |
|-------------------------------------|-------------------------------------|
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <input type="checkbox"/>            | <input type="checkbox"/>            |

Will any waterbeds or water-filled furniture be on the Property?

Does anyone who will occupy the Property smoke or vape?

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?

Has Applicant ever:

| Yes                      | No                                  |
|--------------------------|-------------------------------------|
| <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"/> |

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.

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Residential Lease Application concerning 338 Paddington Drive, Kyle, Tx 78640

Yes    No

- ☐ ☒ Is any occupant a registered sex offender? If yes, provide the location, year, and type of conviction below.
- ☐ ☒ Has applicant had any credit problems, slow-pays or delinquencies? If yes, provide more information below.
- ☐ ☒ Is there additional information Applicant wants considered?

Additional comments: N/A

## I. Authorization:

Applicant authorizes Landlord and Landlord's authorized 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 \$ 75.00 to Ambassador Property Management (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.

Authentisign

Georgie Rose Rowntree

07/02/2024

Applicant's Signature **Georgie Rose Rowntree**

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: \_\_\_\_\_

Residential Lease Application concerning 338 Paddington Drive, Kyle, Tx 78640



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

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I, Georgie Rose Rowntree (Applicant), have submitted an application to lease a property located at 338 Paddington Drive, Kyle, Tx 78640 (address, city, state, zip).

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

|   |                    |
|---|--------------------|
| <u>Ambassador Property Management</u>         | (name)             |
| <u>1000 Heritage Center Circle</u>            | (address)          |
| <u>Round Rock Texas 78664</u>                 | (city, state, zip) |
| <u>(512)351-7800</u>                          | (phone)            |
| <u>Customerservice@ambassadorproperty.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.

Authentisign  
Georgie Rose Rowntree

07/02/2024

Applicant's Signature **Georgie Rose Rowntree**

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 338 Paddington Drive, Kyle, Tx 78640

#### A. ANIMAL AUTHORIZATION AND DESCRIPTION:

- (1) An assistance animal is required to be reported to the Landlord with accompanying documentation. 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.

**Misrepresentation of an assistance animal is a violation of Texas law and may be a punishable offense.**

- (2) Tenant may not permit, even temporarily, any animal on the Property (including but not limited to any mammal, reptile, bird, fish, rodent, or insect) other than an assistance animal, unless specifically authorized by this agreement.

- (3) Tenant may keep only the following animal(s) on the Property until the above-referenced lease ends.

Type: Cat Breed: Domestic cat Name: Ducky  
Color: Calico Weight: 12 lbs. Age: 7 yrs. Gender: Female  
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

-Page intentionally left blank-

(TXR-2004) 05-15-24 Landlord or Landlord's Representative: \_\_\_\_\_ & Tenants: JAG, GRR, \_\_\_\_\_, \_\_\_\_\_

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338 Paddington Drive  
Kyle, Tx 78640

Animal Agreement concerning \_\_\_\_\_

**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.)*

☒ (1) Tenant will pay an animal deposit of \$ \$350.00 on or before 08/01/2024. 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) Tenant will pay a monthly animal fee in the amount of \$ \_\_\_\_\_ which is due concurrently with rent payment as referenced in Paragraph 5 of the lease.

☐ (3) Tenant will pay a one-time, non-refundable animal fee of \$ \_\_\_\_\_ on or before \_\_\_\_\_

**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, when outside, by fences or on leashes under Tenant's control;
- (5) confine any animal, that is not an assistance animal, in an appropriate enclosure for the type of animal;
- (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 flooring, doors, walls, window coverings, furniture, appliances, sod, yard, fences, or landscaping.

(TXR-2004) 05-15-24 Landlord or Landlord's Representative: \_\_\_\_\_ & Tenants:   \_\_\_\_\_

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338 Paddington Drive  
Kyle, Tx 78640

Animal Agreement concerning \_\_\_\_\_

**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, in addition to all remedies described under Paragraph 9B of the lease, immediately terminate authorization for Tenant to keep any animal on the Property. Upon such termination, Tenant must immediately remove any such animal from the Property.

**I. SPECIAL PROVISIONS:**  
**N/A**

\_\_\_\_\_  
Landlord Date

\_\_\_\_\_  
Landlord Date

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

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Firm Name: \_\_\_\_\_

Authentisign  
Jonathan Adam Green 07/02/2024  
Tenant **Jonathan Adam Green** Date

Authentisign  
Georgie Rose Rowntree 07/02/2024  
Tenant **Georgie Rose Rowntree** Date

\_\_\_\_\_  
Tenant Date

\_\_\_\_\_  
Tenant Date

(TXR-2004) 05-15-24 Landlord or Landlord's Representative: \_\_\_\_\_, \_\_\_\_\_ & Tenants: JAG, GRR, \_\_\_\_\_, \_\_\_\_\_