**TDY LODGING SOLUTIONS, LLC.**

**Rental Agreement**

This Long Term Rental Lease Agreement (hereinafter referred to as the “Lease”), executed this \*\*DAY\*\*

day of \*\*MONTH\*\* , 2019, is between TDY Lodging Solutions, LLC (hereinafter “Lessor”) and:

**Lessor:** TDY LODGING SOLUTIONS, LLC. **Lessee:** **\*\*LESSEENAME\*\***

DBA The Sheppard Hangar Address: **\*\*LESSEEADDRESS\*\***

2405 LAKEPOINT DRIVE City: **\*\*LESSEECITY\*\***

KELLER, TX 76248 State: \*\*LESSEESTATE\*\* ZIP: **\*\*LESSEEZIP\*\***

954-471-6872 Phone #: **\*\*LESSEEPHONE\*\***

[SheppardHangar@gmail.com](mailto:SheppardHangar@gmail.com) Email: **\*\*LESSEEEMAIL\*\***

**1. Property**:

Lessor hereby agrees to lease to Lessee, and Lessee hereby takes as a tenant under Lessor a room at the following-described premises, to wit:

**The River Creek House**

**2061 FM 1177**

**Wichita Falls, TX 76305**  (hereinafter “Property”)

Lessee agrees to use the Property solely for private residential purposes and return the Property to Lessor in as clean and undamaged condition as it was provided by Lessor at the commencement of this Lease.

**2. Term:**

This Long Term Rental Lease Agreement shall commence on the **\*\*STARTDAY\*\*** day of **\*\*STARTMONTH\*\***, 2019, after 3:00pm local time (hereinafter “Commencement Date”) and will end on the **\*\*ENDDAY\*\*** day of **\*\*ENDMONTH\*\*** , 2019 at 10:00am local time (Scheduled TDY graduation date or the check-out date listed on the reservation request). If your graduation date changes please inform the Lessor as soon as possible because the date change may affect future guest check-ins. The Lessor will do their best to accommodate a later check-out date but additional nights of availability are not guaranteed. If the Lessee finishes training early or has to extend the above dates they will only be billed for the nights that the property was used and billing changes due to a change in dates are hereby authorized by the Lessee.

- At times the commencement date on this lease may have to be delayed by several days due to factors beyond our control (delayed graduations, slight overlap in senior class finish dates and new class start dates, sickness or injury, etc.) If this happens we will inform you as soon as possible and offer several options, which may include but not limited to TDY Lodging Solutions paying for a hotel room at no cost to you or having you stay on base until the space is available. If these options are not satisfactory we can also help you try to locate another lodging facility for your stay.

- We will do our best to accommodate room and house requests, however do to current bookings, bookings that we may receive in-between now and the commencement of your booking and extenuating circumstances beyond our control we cannot guarantee that you will be assigned a specific room request. We will do our best to try to make a request happen and we appreciate your understanding and flexibility if it does not happen right away.

**3. Rent:**

**(a)** Lessee agrees to pay Lessor, or Lessor’s designated agent, on or prior to the last day of each month (or prior to

the last day of the rental agreement) the amount equivalent not to exceed to the current daily TDY on-base lodging authorization amount for Sheppard AFB, TX (currently seventy dollars ($70.00) per night for officers). The Lessor currently charges a rate of $69.50 per night. If the nightly authorized rate increases or decreases during the term of this agreement the Lessee authorizes the Lessor to charge the new rate or a lesser amount effective on the rate change date (The Lessor’s nightly rate will always be less than the authorized rate). Rent payments will be due by the last day of each month and by the checkout date for the last month. A detailed invoice listing the daily charges and balances due will be emailed out at the end of each month. Payments can be made to the Lessor in the form of a check or by using the credit card authorization form attached to this agreement. After the last day of each particular month, Rent will be considered late and Lessee will be assessed a late fee of sixty dollars ($60.00) if paying by check and if the check is not received by the last day of the month. There will be no late fees assessed when paying with a credit card. When your payment is processed by credit card the Lessor will process the payment after the last day of the month or the day prior to the check-out date and you will be emailed a customer receipt from the credit card processing company after the transaction has been approved. With this receipt, along with the invoice that was sent out at the end of each billing cycle will be your proof of payment for that particular billing cycle. The Lessee agrees to provide a completed Military Hotel Occupancy Tax Exemption form if requested by the Lessor.

**(b)** If the Lessee travel voucher for billed Lessor lodging expenses is rejected the Lessor will not charge the Lessee for any out-of-pocket lodging expense for the days that were billed during that month. Lessee travel vouchers must be submitted for payment on a monthly basis and the Lessor must be immediately notified if a lodging travel voucher reimbursement is rejected.

**4. Reservation / Security Deposit:**

The Lessor does not charge a reservation / security deposit or booking fee. Despite the fact that the Lessor does not charge a security deposit this does not limit Lessor’s rights and remedies under this Lease, including the right to regain possession or collect funds at a later date from the Lessee for any property damage and/or any additional cleaning required at the termination of this Lease.

**5. Occupants:**

Lessee acknowledges and understands that said Property may be let to other Lessees on a room-by-room basis in accord with and on terms substantially similar to those herein, and that Lessees will share the common areas of the Property. In such circumstances, Lessor shall under no circumstance be liable to Lessee for any intentional act or negligence of any other Lessee occupying said Property or his or her guests or invitees.

**6. Pets.**  There may be pets on the property that belong to other lessee’s staying at the property at the same time. If you have any pet allergies please advise us immediately. Lessee may have pets on the Property only upon gaining prior written approval by Lessor.  Lessee certifies that all pets are already house / litter box trained. Lessee agrees to pay Lessor a refundable deposit of one hundred twenty dollars ($120.00) per animal.  Lessee shall be responsible for all cleaning to remove any pet odor, hair, excrement, etc. from their room prior to check-out. If all signs of the pet being present from the Lessee’s room are not removed then the deposit will not be refunded and will be applied to any cleaning expense to remove the signs of pet odor, hair, excrement, etc.. If the lessee’s pet does physical damage to the property the lessee is responsible for the total amount of any damages done to the property by their pet. The lessee is responsible for keeping the common areas clean of pet hair in between the normal maid house cleanings and responsible for immediately cleaning up their pet’s excrement indoors and outdoors and properly disposing of it in a plastic bag in the large garbage can located outside of the main garage. If the owner of the pet is not present the pet must be either kept in a crate or kept in the outside dog run. The pet cannot roam the inside of the house alone when the owner is not present. There may be additional pets in the house from other lessees. If a pet is not social and is creating problems with other pets then the offending pet and owner will be required to vacate the premise.

**7. Smoking:**

Smoking is not permitted inside the residence. The Lessee will be fully responsible for all cleaning costs associated

with removing any signs of smoking that has occurred inside the residence.

**8. Key Codes:**

Lessee will be given a personalized access code for their room and entry doors on the day of arrival. The code will be deactivated upon departure.

**9. Utilities:**

All utilities, cable, and internet charges will be paid by Lessor. Lessee agrees to pay for any additional cable charges

(pay-per-view selections, etc.) incurred by the Lessee for any service above what is already provided in the basic cable package. Lessee agrees to allow Lessor reasonable access to the Property in order to provide, maintain,

service and repair all necessary utilities to the Property. If access to the inside of the residence is necessary, Lessor

will make every effort to provide a 24-hour advance notice, unless and in such circumstance that such notice to

Lessee is impractical.

**10. Alterations:**

Lessee may not alter the Property or install improvements or fixtures thereon without the prior written consent of

Lessor. Any improvements or fixtures placed on the Property during the Term of the Lease or any extension thereof shall become the Property of Lessor.

**11. Damage to Property:**

Lessee is and shall be responsible and liable for personal injury or injury or damage to the leased Property done by

Lessee, his employees, or any occupant of or other person whom Lessee permits to be in or about the leased Property. Lessee is liable for any damage to the Property caused by Lessee’s failure to properly heat the property during cold weather. Lessee is liable for the freezing of outside water faucets cause by failure of Lessee to disconnect water hoses in winter. Lessee is liable for stoppage of plumbing drains caused by grease, sanitary napkins or other non-sewage items. Lessee shall pay the expense of replacing all broken glass, torn or missing screens, all lost or broken keys, and maintain the Property in such good condition, order and repair as the same are in at the Commencement Date, or as may be put in during the term, reasonable wear, tear and/or damage by fire or other casualty excepted, and he shall permit no waste of the leased Property nor allow the same to be done. Lessee shall take good care of the Property. Lessee shall not attach any article of permanent character without the prior written consent of Lessor, and he shall, on termination of this Lease, surrender to Lessor the quiet and peaceable possession of the Property in like good order as at the Commencement Date of this Lease.

**12. Possession:**

Lessor shall not be liable for the failure to deliver possession of the Property other than to the extent of abatement of rent from the Commencement Date of this Lease to the day possession is delivered to Lessee on the rental basis herein set forth. Timely payment of rent is at the essence of this Lease; Lessee’s right to possession of the Property is contingent upon payment of rent on time and in full each month, or such other payment arrangement as determined by the parties hereto.

**13. Re-Entry:**

Should Lessee at any time during the Term of this Lease, or any extension thereof, remove or attempt to remove furniture and effects from the Property, or cause the electric, water or other utilities to be disconnected from service for any reason, or if execution or other process be levied upon the interest of Lessee in this Lease, or if a petition in bankruptcy court be filed by or against Lessee in any Court of competent jurisdiction, Lessor shall have the right, at its option, to re-enter and take possession of the Property and to annul and terminate this Lease, or, at its option the rent due for the entire Term or extension of this Lease, as the case may be, shall at once become due and payable, and it may proceed by attachment suit or other process to collect the rent for the entire term in the same manner as if by the conditions of this Lease the whole rent for the entire Term or extension thereof were due and payable in advance.

**14. Breach of Lease; Subletting; Transfer of Interest:**

Lessee shall not have the power or right to sublet, transfer or assign his or her interest in the Property or any part thereof, without Lessor’s prior written consent. Lessor may consent to a Transfer of Interest, but Lessee must make request for such change in writing to Lessor and pay a transfer fee of zero dollars ($0). Any transferee Lessee must complete and sign a Lease, and the transferor Lessee must sign a Transfer of Interest Agreement. If Lessee does not fulfill the full Term of the Lease, and breaches the Lease, the penalty for breaching this Lease and the expense of re-renting and collection shall be computed at the rate of seventy-five percent (75%) of the net amount of one month’s rent, payable when Lessee provides Lessor with written notice of Lessee’s intention to breach the Lease. Lessee is liable for payment of rent until the residence or room therein, as the case may be, is re-rented. Additionally, the entire Security Deposit will be forfeited at Lessor’s option. If the residence or room is not successfully re-rented, Lessee is liable for full rent during the entire original Lease Term and/or extension thereof, if applicable. If Lessee’s right to possession is terminated and Lessor relets the Property for the benefit of the Lessee, Lessor shall not be required to accept any prospective tenant offered by Lessee. If Lessee pre-pays rent in advance for the entire Term of the Lease or any portion thereof, and Lessee unlawfully terminates the Lease, Lessor is not required to refund rent to Lessee unless and until Lessor has found a suitable new Lessee to lease the

Property.

**15. Prohibited Purposes:**

Lessee shall not permit any unlawful practices to be committed on the Property, nor shall he permit them to be used for any purpose that will increase the insurance rate, nor shall he permit to be kept or used on the Property Inflammable liquids or explosives without Lessor’s prior written consent, nor permit the Property to be used for any purpose which will injure the reputation of the residence or disturb the inhabitants of the surrounding residences and neighborhood. The Property is for residential living only.

**16. Condition of the Property:**

Lessee has examined the Property and is satisfied with the physical condition, and Lessee’s taking possession of the Property shall be conclusive evidence of receipt of them in good order and repair. Lessee agrees that it is Lessee’s responsibility to make a written record of the Property’s condition within two (2) weeks of taking possession of the Property; and that no representation as to the condition of the Property has been made except in this Lease, and agrees that no promise to decorate, alter, repair or improve the Property, or guarantee any refund or any portion of security or other deposits has been made except as written in this Lease. Lessor is not liable for quality of air, water, or any other conditions over which Lessor has no control. Lessor will provide Lessee a residence and/or room that is cleaned to a reasonable standard.

**17. Furniture:**

All furniture in the Property will be provided by Lessor. Upon move out, furniture will be professionally cleaned at a minimum charge to Lessee of zero dollars ($0), which will be deducted from the Security Deposit.

**18. Maintenance and Repairs:**

Lessee must submit all requests for maintenance and repair (except in case of emergency) in writing to Lessor at its business address during normal business hours. If an emergency exists, then Lessee may telephone the office or emergency phone number to report such emergency situation. “Emergency” shall be defined as a an uncontrollable leaking of water pipes or water heater, overflow drainage system, heating not functioning, malfunction of door locks which prevent the securing of the Property, or other such situations requiring immediate attention so as to limit or prevent injury to persons or damage to Property. Maintenance requests (other than in the case of emergency) that are not presented in writing shall be deemed not to have presented to Lessor at all.

**19. Abandonment:**

If the leased Property shall become vacant during the term of this Lease or any extension thereof, without Lessee having paid in full the rent for the entire Term or extension, then in such case, Lessor shall have the right at its option, to take possession of the leased Property and let the same as agent of Lessee and apply the proceeds received from such letting toward the payment of the rent of Lessee under this Lease, and such re-entry and re-letting shall not discharge Lessee from liability for rent, nor from any other obligations of Lessee under the terms hereof; or at the option of Lessor, the rent for the entire Term of this Lease or extension thereof shall be payable, the entire Security Deposit shall be forfeited, and this Lease may be terminated if Lessor so chooses.

**20. Rules:**

Lessee shall comply with the reasonable rules and regulations now or at any time hereafter during the existence of

this Lease adopted by Lessor, and posted in or about the said Property, or otherwise brought to the notice of Lessee,

both in regard to the residence as a whole and the Property leased.

**21. Fire and Flooding:**

In the event the Property is totally destroyed by fire, rain, wind, flooding or other cause beyond the control of the

Lessor of the Lessee, or are condemned and ordered torn down by the properly constituted State, County or City authorities, then in either of these events, the Lease shall cease and terminate as of the date of such destruction. If the Property is injured by fire, rain, wind, flooding or other cause beyond the control of Lessee, so as to render the same partially un-tenantable or partially unfit for the use or purpose for which the same are hereby let, and are repairable within a reasonable time, then this Lease shall remain in full force and effect, but there shall be an abatement in rent in the proportion that the damaged portion of the Property bears to the whole of said leased Property. Pursuant to Texas Property Code 92.054, Lessor does hereby give notice to Lessee if the leased Property has within the last five (5) years been subject to temporary flooding according to the description as set forth in Paragraph B, Section 1 of said Statute, and that Lessor shall not be liable for any personal injury or property damage to the Lessee or to any occupant of the leased Property, irrespective of how such injury or damage may be caused:

- The Property has not been flooded in the last five (5) years to Lessor’s knowledge.

**22. Storage:**

All personal property placed in the leased Property, or in any storeroom or in any portion of the residence or appurtenant thereto, shall be at the risk of Lessee, and Lessor shall in no event be liable for the loss of or damage to such property or for any act or negligence of any guests or servants of Lessee or any other person who may be leasing a room in the same residence or any person whomever in or about the Property. Personal property insurance and personal liability insurance are the responsibility of Lessee.

**23. Kitchen:**

The kitchen is the only such room in the leased Property designated by Lessor to be used as the food preparation area/kitchen. Hot plates and any other type of cooking equipment or machine are prohibited in the bedrooms.

**24. Forfeiture:**

Should Lessee fail to pay Rent or any part thereof, as the same becomes due, or violate any other term or condition of this Lease, Lessor shall have the right, at its option, to re-enter the leased Property and terminate the Lease; such re-entry shall not bar the right to recovery of rent or damages for breach of covenants, nor shall the receipt of rent after conditions broken be deemed waiver of forfeiture; and in order to entitle Lessor to re-enter, it shall not be

necessary to give notice of rent being due and unpaid or of other conditions broken or to make demand for rent, the execution of this Lease signed by the parties hereto being sufficient notice of the rent being due and demand for the same, and it shall be so construed, and law, usage or custom to the contrary notwithstanding. If Lessee vacates or abandons the Property before expiration of this Lease, his right to possession of the Property terminates; but the Lease terminates only if Lessor so elects.

**25. Installation of Equipment:**

No equipment shall be installed upon the Property without Lessor’s prior written consent.

**26. Parking:**

Lessee agrees that vehicles operated by Lessee shall be parked only in designated parking areas. Guests may not occupy parking spaces designated for Lessee use. Lessee is responsible for keeping his respective parking area clean and free of debris, oil, etc. Parking is not permitted on any yard or lawn area of the property. Improperly or illegally parked vehicles will be immobilized and/or towed at the owner’s expense. Guest parking is not offered or guaranteed in this Lease.

**27. Holdover:**

If Lessee shall remain or continue to be in possession of the leased Property or any part thereof after the termination

of this Lease, Lessor shall, at its option, have the right to charge Lessee as liquidated damages for the time such

possession is withheld a sum equal to twice the amount of daily rent, or to treat such holding over as a renewal by Lessee of the Lease on a month-to-month basis. Holdover rates take effect beginning at 5:01 PM on the expiration

date of the Lease.

**28. Normal Termination:**

Thirty (30) calendar days prior to the expiration of the Lease Term, if Lessee fails to provide Lessor a written notice

either that Lessee will 1) normally terminate the Lease by the Lease expiration date, or 2) extend the Lease for an

additional term, Lessee forfeits all deposits paid to Lessor, at Lessor’s option.

**29. Showing of Residence:**

Lessee agrees that for purposes of showing the Property to prospective new Lessees, Lessor may notify Lessee via telephone message/text or email or posting notice upon the Property of impending showings of the residence, and Lessee agrees that entry to the Property for this purpose will not be hindered by Lessee. Lessor will make every effort to provide a 24-hour advance notice of showings. Property should be maintained in a showable condition.

**30. Notices:**

All notices and correspondence, made or sent by either party to the other, shall be deemed to be fully given or made when made in writing and personally delivered, or deposited in the U.S. first class mail, postage prepaid and addressed as follows:

**Lessor:** TDY LODGING SOLUTIONS, LLC.

DBA The Sheppard Hangar

2405 LAKEPOINT DRIVE

KELLER, TX 76248

954-471-6872

[SheppardHangar@gmail.com](mailto:SheppardHangar@gmail.com)

**31. Landlord Tenant property code:**

It is the intent of this Lease to comply fully with the Texas Property code Landlord and Tenant Title 8 chapter 92 subchapter A. If any provisions of this Lease shall be in conflict with the Code, the applicable provision of the code shall govern this Lease; however, all other provisions shall remain in full force and effect.

**32. Indemnification:**

Lessor shall not be liable for any loss, injury, death or damage to persons or property which at any time may be suffered or sustained by Lessee/Lessee’s family or invitees, or by any person whomsoever may at any time be using or occupying or visiting the Property or be in, on or about the same, whether such injury, death or damage shall be caused by or in any way result from or arise out of any act, omission or negligence of Lessee or of any occupant, invitee, subtenant, visitor or user of any portion of the Property, or shall result from or be caused by any other matter or thing whether of the same kind or as or a different kind than the matters or things above set forth, and Lessee shall indemnify Lessor against all claims, liability, loss, cost, expense or damage whatsoever, including attorney’s fees, arising on account of such loss, injury, death or damage, Lessee hereby waives all claims against Lessor for damage to the property of Lessee in, on or about the Property, and for injuries to persons or property in or about the Property, from any cause arising at the property leased by Lessee and the grounds, areas and facilities held out for use or enjoyment of the Lessee generally and/or in common with other Lessees.

**33. Equipment or Mechanical Failure:**

Lessor shall not be liable for damage to or loss of Lessee’s personal property, including but not limited to food, clothing, books, etc., due to the failure of any plumbing or electrical equipment, appliances, water supply or drain piping, vandalism or break-in, or any other similar condition that may arise. Lessee is strongly urged to obtain person property/renter’s insurance.

**34. Lessee’s Indoor/Outdoor Maintenance Responsibilities:**

**(a)** Lessee is responsible for keeping the Property in a clean, safe and sanitary condition inside and outside, and for

proper use of appliances, fixtures and equipment in the leased Property, and for reporting to Lessor any malfunctioning or unsafe appliances, fixtures, etc.

**(b)** Lessee is responsible for keeping areas inside and outside of the Property clean. Accumulations of junk and/or trash on, in or around the Property is strictly prohibited. If such accumulations are found, they will be removed at Lessee’s expense, by Lessor or an agent of Lessor without notification. If the inside of the Property is not kept clean to a reasonable standard, Lessor will have the Property cleaned at Lessee’s expense without notice to Lessee. Said charges must be paid by Lessee upon the next rent due date after services are rendered.

**(c)** Lessor provides CH/A filters and working smoke detectors for bedrooms/hallways. If a malfunction of smoke detectors occurs, Lessee agrees to immediately report such malfunction to Lessor so repair or replacement can be made.

**35. Cleaning:**

Lessee agrees that Lessor will have the Property cleaned after move-out and deduct any cleaning charges from the Security Deposit for any cleaning necessary for above and beyond normal wear and tear. Lessee must notify the Lessor at least 24 hours prior to move-out.

**36. Weapons:**

Lessor agrees to keep any weapons that the Lessor may have in the house kept and securely locked in the provided room security safe or in the Lessors own secure security safe when the Lessor is not present in the house.

**37. Rules and Regulations; Instructions for Care of Dwelling:**

**(a) Rent:**

**(i)** If the Lessee has given the Lessor permission to automatically process the rent payments via credit card accounts that are on file the fees and restrictions listed below (ii and iii) do not apply.

**(ii)** Rent is due on or before the last day of each month and past due at 5:00 PM on the last day of each month.

**(iii)** Rent due and not paid by the last day of each month will incur a late fee of sixty dollars ($60), which will automatically be charged, with the full amount of rent that is due, to the credit card on file with Lessor.

**(iv)** No justification will be recognized as refusal to make prompt rental payment by virtue of any defective and/or operative condition that exists or develops. A tenant may not, by law, withhold payment of rent to effect repairs and retain possession of the rental dwelling (Texas Property code Landlord and Tenant Title 8 chapter 92 subchapter A).

**(v)** A sixty dollar ($60.00) charge and a sixty dollar ($60.00) re-submittal charge for each returned check will be assessed, in addition to the assessment of a sixty dollars ($60.00) late charge; therefore, a returned check will cost you the face value of the check plus sixty dollars ($60.00). Returned checks must be promptly replaced by cash, money order or certified check. All subsequent rent payments must be made in cash, money order, or cashier’s check.

**(b) Keypads and Locks:**

**(i)** Lessee will be provided access codes to the front door and to the Lessee’s room. Lessee is not allowed to change locks or have them re-keyed without Lessor’s prior written consent, and Lessee will be charged for installation of new locks if this occurs.

**(c) Instructions for Care of Dwelling:**

**(i)** Lessee shall not place/mount/allow to be placed/mounted anything on the outside of the residence, in windows or on projections, and no signs or advertising notices of any kind shall be allowed on any part of the building or on doors of any residence by Lessee.

**(ii)** Lessee is responsible for all damages to the Property, staircases, hallways and lawns, however caused by Lessee or his guests, and particularly by moving furniture, boxes or bulky articles in or about the Property or by driving/parking vehicles on any yard area of the property. Except where specific written permission has been granted by Lessor, no areas of the Property may be rented, sold, sublet, or offered for use by any persons at any

time for any reason, and parking of vehicles for sporting events or other events is especially and strictly prohibited.

**(iii)** Lessee agrees to give immediate notice to Lessor of any accident or injury to any person, or of any damage to

the Property or furnishings or of any malfunction of equipment, appliances, plumbing, doors or windows, etc., or

of any vandalism or break-ins.

**(iv)** Lessor reserves the right when necessary to adopt reasonable rules and regulations in addition to those outlined in this Lease to help ensure peaceful enjoyment and safety of all occupants of the Property. Lessor reserves the right to restrict the placement of rugs, towels, bathing suits, potted plants, bicycles and scooters, or lawn furniture, children’s playground equipment, etc. on stair-rails, balconies, window sills, overhangs, stoops, and to regulate, control, and restrict the use of all common areas of the Property for the good of all residents and for the neighborhood in general, and specifically for the safety, security, sanitation, appearance, reputation and marketability of the rental Property.

**(v)** Lessee should not do major automobile repair work, wash vehicle, empty trash from vehicle onto streets, driveways or entry ways.

**(vi)** No motorcycles will be stored inside the residence. Bicycles may be stored inside the residence, with due care taken to scuff walls with tires.

**(vii)** Lessor urges Lessee to obtain personal property insurance; Lessor does not have any insurable interest in Lessee’s personal property.

**(viii)** Ceilings, woodwork, doors, etc. must not be marred by nails, screws, glue, glow in the dark stick-ons, etc. Small picture hanging hooks are allowed for hanging pictures.

**(viv)** No alterations, additions or improvements shall be made in the dwelling without Lessor’s prior written consent, and when so made, the same shall become part of the property and may not be removed by Lessee upon vacating the Property.

**(x)** If a plumber determines that a food item, feminine hygiene item, or any object not easily water soluble was put into the plumbing drain system by Lessee, then Lessee shall pay for plumber’s services. Likewise, for any service rendered upon the Property where a service provider determines that Lessee has caused the need for such repair, Lessee agrees to pay for services rendered by no later than the next rent due date after service is performed. Lessee cannot hire any service professional that is not approved by Lessor. Determinations of service provider are final as to whether the need for service was caused by Lessee, guests or invitees, service fees for such repairs noted above are not negotiable. If Lessee requests pest control services and the pest control profession determines that unsanitary living conditions are causing pest problems, Lessee shall pay for pest control services. Lessee must not leave windows open when absent from residence as rain or other water will damage floors, carpets, drapes, etc. Lessee is responsible for keeping doors and storm/screen doors properly latched; extra care must be taken when opening and closing doors during periods of high winds, and Lessee is responsible to pay for damaged doors if caused by lack of proper care in sue. Heat should be left on in the winter to avoid frozen or broken water lines. Thermostats should be kept above 50 degrees Fahrenheit.

**38. Door Locks:**

The digital door locks to the house and rooms require a four digit code.

**Which 4 digit code would you like to use?** **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**39. Driver’s License and Vehicle Information:**

Driver’s License number: **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_** State: **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

(A copy of the license will be kept on file during the lease period. Please forward either scanned copy or a photo of the driver’s license)

Vehicle information: Make: **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_** Model: **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_** Color: **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

Vehicle license plate(s) number(s) that will be at the property: **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**  State: **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**40. Other:**

Lessee agrees to abide by all rules and regulations, terms and conditions as set forth in this Lease, and to care for the residence so that upon Lessee’s vacating the residence, the residence is returned to the Lessor in as good condition as when Lessee first accepted possession of the dwelling, minimal wear and tear excepted.

**41. Other Ammendments:**

None

IN WITNESS WHEREOF, Lessor and Lessee have hereunto set their hands the date first above written.

**Lessor:** TDY LODGING SOLUTIONS, LLC. **Lessee:**

DBA The Sheppard Hangar Address:

2405 LAKEPOINT DRIVE City:

KELLER, TX 76248 State: ZIP:

954-471-6872 Phone #:

[SheppardHangar@gmail.com](mailto:SheppardHangar@gmail.com) Email:

Signature: **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

Date: **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**LEAD-BASED PAINT STATEMENT:**

Housing built before 1978 may contain lead-based paint. Lead from paint dust and paint chips can pose health hazards, especially to young children and pregnant women. Before renting housing build before 1978, Lessor must disclose to Lessee presence of known lead-based pain/hazards in the dwelling. Lessee must receive a federally approved pamphlet on lead poisoning prevention.

Lessor’s Disclosure [Initial]

\_\_\_\_\_ (a) Presence of lead-based paint or lead-based hazards (check one):

\_\_\_\_\_ Known lead-based pain and/or lead-based paint hazards are present in the housing.

**TDYLS** Lessor has no knowledge of records of lead-based paint and/or lead-based paint hazards in the housing.

\_\_\_\_\_ (b) Records and reports available to Lessor (check one):

\_\_\_\_\_ Lessor has proved Lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing. List documents below.

**TDYLS** Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Lessee acknowledges receipt of copies of all information listed above, if applicable, and receipt of the informational documents relating to protecting you and your family from lead-based paints.

The parties hereto have reviewed the lead-based paint and lead-based hazards information above, and Lessor certifies that the information provided is true and accurate to the best of its knowledge.

**Lessor:** TDY Lodging Solutions, LLC **Lessee:**

Signature: TDY Lodging Solutions, LLC **Signature:** **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Date:** **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**FIRE SAFETY:**

All of our properties are approved by the U.S. Fire Administration FEMA for U.S. federal government

employees while on official travel.

Please visit their website at

<https://apps.usfa.fema.gov/hotel/>

Search: The Sheppard Hangar / Texas

**TDY LODGING SOLUTIONS, LLC.**

OFFICE USE ONLY

CHECK-IN:

CHECK-OUT:

DOOR CODE PROG:

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

INVOICES:

CHASE:

WELCOME LETTER:

ROOM NOTIFICATION:

REFERRED BY:

**The Sheppard Hangar**

**2405 LAKEPOINT DRIVE**

**KELLER, TX 76248**

**CREDIT CARD AUTHORIZATION FORM**

Type of Credit Card: (**GTC** **Card is Recommended)  Visa**   **Master Card**

Full name as it appears on the credit card:

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

(If the name is correct enter “**OK**” If incorrect middle initial missing, etc. please type in the correct name here)

Credit Card Billing Address:

**Billing** Street Address: City: State: Zip Code:

(If the credit card billing address listed above is correct enter “**OK**” on the line below. If the address is not correct please enter the correct address below)

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

Credit Card Number: **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**  
 \*\* IF THIS IS A NEW GTC CARD PLEASE MAKE SURE THAT YOUR UNIT ACTIVATES THE CARD\*\*

Expiration Date:**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_** / **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_** CVV (Security) Code: **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

(2 Digit Month) (2 Digit Year) (The CVV security code are the 3 (or 4) digits printed on the back of the credit cards usually in

the signature block)

Email Address to send a receipt to:

Phone Number in case of billing questions:

Additional notes / questons?**:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

(If no additional notes or questions please enter “none”)

A detailed receipt that lists the daily charges and a credit card billing charge receipt will be provided for each billing period (the end of each month and on the check-out date) by **TDY Lodging Solutions, LLC.**

I hereby authorize that my credit card be charged as outlined in this agreement for the amount due on the agreed upon dates.

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_** / **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Signature Date**

JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC