

These rules and regulations have been adopted to secure your comfort and safety, while maintaining a quality living environment. From time to time these rules and regulations may be amended. Tenant agrees to comply with these rules and regulations as they may be amended.

1. Rent payments, whether whole or partial, which are four (4) days delinquent cause administrative expenses to the Landlord. A LATE PAYMENT FEE OF FIFTY DOLLARS (\$50.00) WILL THEREFORE BE CHARGED ON ANY UNPAID BALANCE AS OF THE 4th DAY OF THE MONTH OF DELINQUENCY. TWENTY DOLLARS (\$20.00) PER DAY WILL BE CHARGED THEREAFTER TO A MAXIMUM OF TEN PERCENT (12%) OF MONTHLY RENT. ELECTRONIC PAYMENTS OR CHECKS THAT ARE NOT PAID BY YOUR BANK FOR ANY REASON WILL BE SUBJECT TO A \$75.00 CHARGE. THE RENT SHALL BE DECLARED OWING FROM THE DATE FIRST DUE AND ALL LATE CHARGES SHALL BE ENFORCED.
2. Tenants shall perform no redecoration, maintenance repairs or replace equipment without the written approval of the Landlord. CONTACT STEVE GUZEK FOR ALL REPAIRS OR SERVICE 210-317-1179, STEVE@SAT-REALESTATE.COM.
3. Smoking and Vaping are prohibited within 25 feet of the home including the garage.
4. Tenants will ensure that carpets are professionally cleaned upon move-out and provide receipt and point of contact for carpet cleaning company.
5. Tenants will ensure utilities remain ON for at least three days after vacating property to facilitate final inspections and security deposit reconciliation.
6. Any fees imposed by the local government or property owners association which result from the tenant's failure to abide by local code or rules will be paid by the tenant.
7. Profane, obscene or loud language is absolutely prohibited on the Premises. Tenant obligates himself and those under him, not to do or permit to be done anything that will annoy, harass, embarrass, discommode or inconvenience any of the other tenants or occupants in adjoining premises.
8. The use of musical instruments, radios, televisions, stereos and tape recordings shall not be operated so as to harass, annoy or inconvenience any other tenants or occupants in adjoining premises. Quiet hours between 11:00 o'clock PM until 8:00 o'clock AM will be enforced.
9. Tenants shall have no dogs, cats, or other animals on the premises without written permission of the Landlord.
10. No Tenant or Tenant's guests shall consume alcoholic beverages in the front area of the property.
11. No Tenant or Tenant's guests shall smoke in the home or any attached garage.
12. Tenants shall be responsible for damage done to grass, shrubs and trees around the building, such as digging, uprooting, trampling, etc.

13. No barbecues or open fires are permitted on any wooden porch or balcony or under any covered area.
14. The rented premises shall be used and occupied only as a private residence and no business which invites clients or customers of any kind shall be conducted on premises.
15. ONLY OCCUPANTS LISTED ON THE APPLICATION FOR TENANCY AND LEASE SHALL OCCUPY THE RENTAL UNIT. ANY DEVIATION FROM THIS SHALL AUTOMATICALLY TERMINATE THIS LEASE/RENTAL AGREEMENT.
16. Tenant shall not store any combustible, flammable or explosive substance inside any living area. No more than 5 gallons of gasoline are allowed in a garage.
17. Tenant shall not make any changes in electrical wiring nor overload the electrical systems nor run any exposed wires for electrical appliances or fixtures in violation of the building code or any ordinance where said premise is located.
18. No additional or replacement locks of any type will be installed on any door without the written permission of Landlord.
19. All items shall be kept clear of hot water heaters, furnaces, electrical panels and plumbing systems.
20. No garbage or other refuse shall be stored on the premises for extended periods of time. All garbage and refuse shall be disposed of in a timely manner in places provided by the local municipality or other jurisdiction.
21. No signs, notices or advertisements shall be attached or displayed by tenants on or about the premises.
22. The following items shall not be considered as natural wear and tear to the premises but shall be considered as damage to the premises and subsequently the cost of repair will be deducted from any security deposit.
 - A. Holes in walls and woodwork.
 - B. Vivid scrapes and marks on paint in the rental unit.
 - C. Spray painting or marking on interior/exterior walls.
 - D. Damage to carpeting, utility pipes, wiring, plumbing, light fixtures, or any other fixture or appurtenances, walls floors or ceilings.
 - E. Damage done to seeded area and shrubs around rental unit such as digging, uprooting, trampling, etc...
 - F. Water damage caused by overflow of kitchen/bathroom sinks, bathtub, wash machine or by failure to close windows or doors during inclement weather, thereby exposing interior of rental unit to elements.
 - G. Any broken windows/glass: windows, storm windows, storm doors, etc...
 - H. Failure of tenant to leave rental unit and appliances clean upon termination of this lease/rental agreement.
 - I. Failure of tenant to regularly clean and maintain carpeting.
23. INVOLVEMENT IN ANY ILLEGAL DRUG ACTIVITY WILL BE AUTOMATIC GROUNDS FOR TERMINATION OF THIS LEASE/RENTAL AGREEMENT. THIS RULE WILL BE STRICTLY ENFORCED, WITH NO EXCEPTIONS.

Steve Guzek, Property Manager
Vuelo Services, LLC
19179 Blanco Rd, Ste 105-125
San Antonio, TX 78258

Version Date
September 18, 2023

24. Tenant shall always keep the window glass clean and shall not cover any window in any manner which, in the opinion of Landlord, detracts from the appearance of the rental unit building. Tenants shall observe all rules and regulations, which may be hereafter set forth by the landlord in reference to the use of the premises leased/rented here, in addition to these rules and regulations set forth herein. Landlord reserves the right, at their sole option, to amend or revoke any of these rules or regulations, in and all such amendments, revocations, or new rules and regulations shall become a part of this lease/rental agreement as of their effective date. Violation of these rules or regulations, or any part of them, by the tenant will be just cause for the landlord to invoke the remedies enumerated in the lease/rental agreement in regards to these rules and regulations or to declare a forfeiture of the lease/rental agreement as in any case of forfeiture. Any notice as to amending or revoking any of these rules or regulations in whole or in part, or to adopt new ones, shall be effective upon notice of same being sent to the tenant by the landlord in the form as set forth in this lease/rental agreement for serving of notices by landlord on tenant, or some may in addition thereto, become effective, upon the date same are posted at or near the place set up for the mail boxes in the rental unit building in which the premises are a part.
25. If for any reason, you get locked out of your apartment or house and a property manager must open the house, there will be a \$65.00 charge during regular business hours (Monday to Friday, 8:00am to 6:00pm) and \$100.00 for after hours and weekends. If you request a complete lock change, the fee is \$50.00 per lock and \$65.00 an hour for labor. After hours, charges will double.

Tenant Date

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