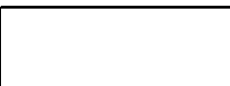


Lease Contract Renewal \_\_\_\_\_



**1. PARTIES TO ORIGINAL LEASE CONTRACT: ... You are LEGALLY BOUND BY THIS DOCUMENT. PLEASE READ IT CAREFULLY.**

This form renews the Lease Contract ("original Lease Contract") between you (*all residents, as listed*): \_\_\_\_\_

Owner's name: \_\_\_\_\_  
**Unit No.** \_\_\_\_\_ **at** \_\_\_\_\_ **(street address)**  
\_\_\_\_\_ **(city) Texas** \_\_\_\_\_ **(zip code)**

In this document, the term "you" refers to all residents listed above; the terms "we," "us," and "our" refer to the owner listed above and not to property managers or anyone else.

**THE SIGNATURE OF ONE RESIDENT IS BINDING UPON ALL RESIDENTS.**

- 2. OCCUPANTS SAME AS ORIGINAL LEASE CONTRACT.** During the renewal period, only the original occupants may occupy the dwelling, unless added to special provisions below.
- 3. EXPIRATION.** The original Lease Contract or previous Lease Contract renewal period expires on \_\_\_\_\_.
- 4. RENEWAL.** This Renewal extends the original Lease Contract and any previous Renewal or extension of the Lease Contract for an additional period ("renewal period") beginning on \_\_\_\_\_ and ending on \_\_\_\_\_.
- 5. RENT.** During the renewal period, your rent will be \$ \_\_\_\_\_ **per month.**
- 6. Late-payment charges, returned-check charges and animal-violation charges** will be the same as in the original Lease Contract unless we've noted otherwise under "Attachments" or "Changed Terms" in the Lease Contract. **\*\* The new rent rate will take effect the first month following the original lease contract expiration date\*\***
- 7. RELETTING CHARGE.** The reletting charge in the Lease Contract shall be **85%** of the highest monthly rent during the renewal period.
- 8. ATTACHMENTS.** All attachments are the same as in the original lease contract, except for any new or modified attachments that are described below in special provisions and attached to this Renewal.
- 9. CHANGED TERMS.** All provisions in the original Lease Contract remain the same except for the changes noted in special provisions below.
- 10. NO ORAL AGREEMENTS.** Neither you nor we are bound by any oral agreements regarding this Renewal. All the terms are contained either in this written Renewal or in the original Lease Contract.
- 11. NO WAIVER OF RIGHTS.** By signing this Renewal, neither you nor we waive any of our rights or remedies under the original Lease Contract.
- 12. AUTOMATIC TERMINATION.** If we lawfully terminate your right of occupancy under the original Lease Contract before the renewal period begins, your right of occupancy during the renewal period is automatically terminated.
- 13. REPRESENTATIONS.** **You represent to us that all information on your Rental Application is still correct.**
- 14. SIGNATURES BY ALL PARTIES.** This Lease Contract Renewal is binding *only* when signed by the owner's representative.

**Special Provisions:** \_\_\_\_\_

\_\_\_\_\_ **This Lease Contract Renewal is contingent upon owner/manager approval.\*\***

\_\_\_\_\_ **Guidelines and Reminders to help make your stay a little more Comfortable.\*\***

**THE SIGNATURE OF ONE RESIDENT IS BINDING UPON ALL RESIDENTS.\*\***

1. \_\_\_\_\_ **Date:** \_\_\_\_\_ **Phone** \_\_\_\_\_

**Email** \_\_\_\_\_

2. \_\_\_\_\_ **Date:** \_\_\_\_\_ **Phone** \_\_\_\_\_

**Email** \_\_\_\_\_

3. \_\_\_\_\_ **Date:** \_\_\_\_\_ **Phone** \_\_\_\_\_

**Email** \_\_\_\_\_

4. \_\_\_\_\_ **Date:** \_\_\_\_\_ **Phone** \_\_\_\_\_

**Email** \_\_\_\_\_

**This Lease Contract Renewal is binding only when signed by the owner's representative.**

**Owner or Representative:** \_\_\_\_\_ **Date:** \_\_\_\_\_