

## ADDENDUM

Property: \_\_\_\_\_

- Owner agrees any/all contact with the tenant will be facilitated via our office. This includes but not limited to any issues concerning the property (i.e. maintenance) or decisions/activities concerning the tenant or lease agreement. Furthermore, the owner agrees and understands that if the owner has any contact with Tenant(s) in person, by mail, by phone, by email, or otherwise; in the event of a legal dispute which results in litigation, the owner may have to testify in person.
  
- Maintenance requests on water heaters, HVAC systems, sewage backup and roofs will be considered an emergency repair as per Residential Leasing and Property Management Agreement, Paragraph 4.A.(22) and such repairs may be authorized/approved by property manager at owner's expense without owner's prior approval if initial contact with owner cannot be established.
  
- Emergency repairs of properties with a home warranty will be accomplished by Tru Asset Management LLC's preferred vendors (at vendor's regular pricing) if home warranty cannot comply with the Texas Property Codes "reasonable time" of repair. (See Texas PropertyCode)
  
- Tru Asset Management LLC will only use company approved vendors to perform any repairs or maintenance on the properties. Owners will not be able to use their own vendors/handyman.
  
- Asset Protection Assessments are conducted per signed agreement at the cost of \$129.00 per assessment, charged to the owner at the completion of assessment. The owner has selected to do the assessments on a \_\_\_\_\_ basis. This may be changed at any time with a written request.
  
- Tru Asset Management, LLC and its agents shall have sole responsibility for establishing the terms and conditions for tenancies of the property, including but not limited to approving applicants, lease extensions and terminations.
  
- In addition to Paragraph 4(C) of the Residential Leasing and Property Management Agreement, the disposition of the security deposits of all tenants, whether the deposit is held by the broker or the owner, shall be at the sole discretion of the broker. Maintenance limit amount is not applicable during security deposit itemization of tenant related charges.
  
- If at any time the property owner disputes Tru Asset Management LLC's advised charges against the tenant security deposit itemization and Tru Asset Management LLC feels the charges may be in violation of the Texas Property Code Sec. 92.109. (retaining security deposit in bad faith); Tru Asset Management LLC may terminate the management agreement and the security deposit will be sent to the property owner to conduct their own

security deposit itemization.

- Owner understands that Tenant(s) cannot be held responsible/liable for paint or flooring beyond the industry standard life expectancy under normal wear and tear. (See "Life Expectancy Addendum")
- Owner understands that they will be hiring Tru Asset Management LLC to manage their property and the property owner will not be involved in the day to day operations or decisions of the property.
- Owner understands that all payments for any Mortgage/Loans, Property Taxes, Insurance Premiums and Homeowners Association will be made by the property owner. Tru Asset Management, LLC will not make any of these payments on the owner's behalf.
- At the expiration of the initial and any subsequent term of this agreement, all terms and conditions are subject to change by Tru Asset Management, LLC with a 30-day notice to the owner.
- Last

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

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

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**Signature**

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**Signature**

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

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

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