

ADDENDUM

Property: _____

- Owner agrees any/all contact with Tenant will be facilitated via our office. Furthermore, Owner agrees and understands that if Owner has any contact with Tenant(s) in person, by mail, by phone, by e-mail, 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 Bridgeman Property 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 Property Code)
- Asset Protection Assessments are conducted per signed agreement at the cost of \$75.00 per assessment, charged to the owner at the completion of assessment.
- Bridgeman Property 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 Broker. Maintenance limit amount is not applicable during security deposit itemization of tenant related charges.
- If at any time the property owner disputes Bridgeman Property Management LLC's advised charges against the tenant security deposit itemization and Bridgeman Property Management LLC feels the charges may be in violation of the Texas Property Code Sec. 92.109. (retaining security deposit in bad faith); Bridgeman Property 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")
- At the expiration of the initial and any subsequent term of this agreement, all terms and conditions are subject to change by Bridgeman Property Management, LLC with a 30-day notice to Owner.

- Owner has reviewed and signed all documentation provided on Bridgeman Property Management LLC's management processes.
- Last

Date: _____

Date: _____

Signature

Signature

Date: _____

Date: _____

Signature

Signature

Addendum