



Resident Acknowledgments

- I (We) acknowledge that the Tenant Lease Video from the Texas Realtors may be viewed online at www.forefrontpm.com
- I (We) acknowledge that I(we) will be receiving a link for an electronic walk thru report and understand that it must be completed and returned to ForeFront Property Management within 5 days of the lease commencement date.
- I (We) acknowledge that utilities may not be on at the property, and I (We) must order them and transfer service immediately to avoid an interruption in service.
- I (We) acknowledge that unauthorized occupants are not allowed and that there will be an initial \$500 per person charge, plus additional \$10.00 per day charge, for each violation of the occupancy restrictions, per the lease agreement.
- I (We) acknowledge ForeFront Property Management has a Zero Tolerance Policy for late rent payments and will not waive or negotiate late fees.

Rent is due in our office on or before the first day of the month.

No exceptions - even if the first day of the month falls on a Sunday or holiday.

Do we ever make an exception to this policy? Fair Housing Laws require that we treat every Resident equally, and the only way to do that is to enforce the rules the same way for everyone; we enforce late charges across the board.

- I (We) acknowledge that the lease agreement gives ForeFront Property Management authorization to have periodic visits of the property performed for the property owner.
- I (We) acknowledge that the lease agreement gives ForeFront Property Management authorization to place the property on the market for rent and show the property for the last 30 days of the lease agreement.

Resident Signature _____

Date _____



- I (We) acknowledge that I (We) am (are) responsible for replacing all A/C and heating system filters at the property on a monthly basis. The only filters to be used at the property will be provided by ForeFront Property Management and will be mailed directly to the property approximately every 30 days. I (We) shall properly install the filter that is provided within two (2) days of receipt. I (We) hereby acknowledge that the filters will be dated and subject to inspection by ForeFront Property Management upon reasonable notice to verify replacement has been timely made. If at any time I (We) cannot properly or timely install a filter I (We) shall immediately notify ForeFront Property Management in writing. Failure to properly and timely replace the filters is a material breach of this agreement and ForeFront Property Management shall be entitled to exercise all rights and remedies it has and I (We) shall be liable to ForeFront Property Management for all damages to the property, A/C or heating system.
- I (We) acknowledge that to prevent misunderstandings, all Tenant communications with ForeFront Property Management must be in writing. For all non-emergency communications, please email us at service@forefrontpm.com
- I (We) acknowledge that all repair requests must be in writing. Maintenance requests can be placed through our online resident portal at (<https://www.forefrontpropertymanagement.com/maintenance>).
Note: Emergency repair requests may be called in to (800) 488-0952.
- I (We) acknowledge that Mailbox keys are issued by your local Post Office branch. Please contact your local nearby post office to receive copies of your new mailbox keys.(if applicable)
- I (We) acknowledge that installation of any Satellite Dish or similar signal reception device(s), as well as any mounting hardware, must be approved in writing from ForeFront Property Management and may NOT be attached to the dwelling, exterior walls, roof, fascia, windows, windowsills, fencing, etc.
A \$100 refundable security deposit is paid prior to the installation.
- I (We) acknowledge receipt of a copy of ForeFront Property Management’s Home Buyer Program and that ForeFront residents can earn a financial credit towards the purchase of a home.
- I (We) acknowledge that if I (We) am (are) allowed to go on a month-to-month lease, the month-to-month rate is 25% more than our current lease rate. This offers the Residents the flexibility of going on a month-to-month lease and compensates the owner knowing the Resident, after providing a 30-day written notice, may be leaving at any time.
- Lease Renewals will not be processed or accepted if there is an outstanding balance remaining on your resident portal at time of renewal request.

Resident Signature_____

Date_____



Non-Disparagement / Representations - ForeFront Property Management, Inc. and Resident(s) mutually agree, that as additional consideration, specifically the mutuality of this clause, each is prohibited from making disparaging remarks/statements or publications regarding the other to any third party, internet, or other sites, effective the date of this agreement. This provision relates to remarks statements/publications regarding this agreement or either parties' performance under this Agreement, or subsequent to any termination of this agreement. If any dispute arises regarding whether any remark/statement or publication is disparaging, the parties agree that for purposes of this provision, expressly including the enforcement of this provision detailed below, that any remark/statement or publication shall be irrefutably deemed disparaging if: (1) the other party requests, in writing, that the writing/publishing party remove the remark and/or publication; and (2) the remark and/or publication is not removed within two days of said requests. ForeFront Property Management & Resident(s) mutually agree that damages for failure to comply with this provision shall be liquidated at two hundred dollars per day for each remark/statement/representation that is disparaging, or is not removed within two days of request to remove said remark/ statement/representation. ForeFront Property Management, Inc. & Resident(s) further agree that enforcement of this provision is appropriate through a temporary restraining order and/or injunctions and permanent injunctions, notwithstanding any rights under the First Amendment to the United States and Texas Constitutions, and that any party who prevails on enforcement of this provision, whether for monetary damages or injunctive relief is entitled to recover attorney fees against the other.

Venue - ForeFront Property Management, Inc. & Resident(s) expressly submit to the jurisdiction of the State of Texas and agree that venue in any litigation touching or concerning this Agreement shall be proper ONLY in Bexar County, Texas.

At ForeFront Property Management, we ask that you give us the same respect we are happy to offer you, and will not tolerate physical, verbal, or psychological abuse. Any threatening or potentially harmful behavior directed toward any of our staff, employees, or representatives, is grounds for non-renewal of the lease agreement.

Any information on your rental history requested of us for law-enforcement, governmental, or business purposes may be provided. We may also report rental payment data to credit agencies.

Resident Signature _____

Date _____