

PAYMENT PLAN AGREEMENT

This Payment Plan Agreement (the "Agreement") relates to the TAA Lease Contract, signed _____, 20____ for Apt. No. _____ in the _____ Apartments in _____, Texas, OR the house, duplex, etc. located at (street address) _____ in _____, Texas.

We understand COVID-19, the coronavirus, has directly affected many of our residents. Some residents have experienced a loss of wages, incurred new medical expenses or been laid off from their place of employment as a result of the COVID-19 pandemic.

For those who have been directly affected by this virus, we are willing to enter into an agreement with you to provide temporary flexibility for paying rent and other sums that come due: during the month of the Lease term during which this Agreement is executed; during the month of the Lease term following the month in which this Agreement is executed; or for the following period of time _____.

In order to qualify for the terms of this Agreement, you must provide written documentation of your loss of job, income, or other monetary hardship to us. This may be done via any method normally permitted under the Lease. The determination of the sufficiency of such documentation to qualify for this Agreement is solely within our discretion.

For good and valuable consideration, the receipt and sufficiency are hereby acknowledged, we (as Owner) and you (as Resident) agree to a temporary payment plan for rent and other sums due as further described below. You agree to make payments as follows:

Future Due Date(s)	Amounts Due	Future Due Date(s)	Amounts Due
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

The other terms of the Lease continue to apply, including the obligation to timely pay utilities, future months' rent and other charges when they come due according to the Lease.

You understand and agree that your failure to comply with this Agreement is a material breach by you of the Lease and a default under paragraph 32.1(A) of the Lease for which we may sue you for eviction and entitles us to pursue any and all other legal remedies.

If you do not timely comply with payment provisions set forth herein, we may in our sole discretion charge late fees, pursue eviction and any other remedy under the lease and Texas property code. After entering into this Agreement, we may still accept partial payments of rent or other sums due, the acceptance of which doesn't waive or diminish our right of eviction, to past or future rent or other sums, or to enforcement of this Agreement in seeking any other contractual or statutory right.

Our choice to enforce, not enforce or delay enforcement of the due date or amount of any payment due under this Agreement or the Lease isn't a waiver of our rights under any circumstances.

Date _____ Resident _____

Date _____ Owner's Representative _____