

Your Obligations under the TAA Lease



LEASING

Here's what you need to know:

As a new resident signing a lease agreement with a property owner using the Texas Apartment Association (TAA) Student Housing Lease, it's important to understand your responsibilities.

1. Rent Payment: You must pay your rent on time, on the first day of each month. Late fees may apply if you pay after the due date. If your lease begins or ends mid-month, your rent will not be prorated and the monthly rent amount will not change. The property owner may require a guarantor if you do not meet the financial rental criteria.

2. Property Care: You are responsible for keeping your rental unit clean and in good condition. This includes regular maintenance like changing light bulbs and keeping the premises free of hazards.

3. Utilities: Unless otherwise stated, you are typically responsible for paying utilities like electricity, water and gas.

4. Occupancy Limits: You must not allow more people to live in the rental unit than the lease allows. This helps maintain safety and prevents overcrowding.

5. Noise and Disturbances: You must respect your neighbors by keeping noise levels down and avoiding disturbances that may disrupt their peace and quiet.

6. Pets: If you have pets, you must comply with any pet policies outlined in the lease, including paying pet deposits and adhering to pet-related rules.

7. Property Damage: You are liable for any damages caused to the rental property beyond normal wear and tear. This includes damages caused by you, your guests, or your pets.

8. Insurance: While the property owner typically has insurance for the building, it's a lease requirement to obtain insurance to protect your personal belongings in case of theft, fire or other unexpected events.

9. Timely Moving In and Out: If you do not move in at the start of your lease term, rent will still be due for the entire lease term. When you move out, you must do so before noon on the date of the end of the lease term.

10. Compliance with Laws: You must comply with all applicable federal, state, and local laws, as well as any additional rules and regulations outlined in the lease.

Remember, **the lease agreement is a legally binding contract**, so it's essential to read and understand all its terms before signing. If you have any questions or concerns about your lease obligations, don't hesitate to discuss them with your property owner or seek legal advice.