



The Silver Star Group at San Jacinto Properties
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The Silver Star Group is happy to welcome you as a new tenant. This information is meant to follow the terms of the lease and provide a quick reference for you. Always refer to the lease agreement for clarification.

1. Once you have been accepted as a tenant, the Residential Lease form will be completed with areas requiring completion such as names, emergency contact, commencement and expiration dates etc.
2. The Residential Lease form was developed and approved by the Texas Realtors Association and is used consistently with few exceptions. It includes pertinent information from the Texas Property Code to assure compliance with the code.
3. Tenants will be provided with keys, garage door openers, fireplace remote (if applicable) and information concerning utility transfer, mailbox key, school registration etc. Keep a copy of your lease to show proof of residency whenever necessary.
4. The Inventory and Condition form is a checklist regarding the property condition at the time of move in. It provides a baseline for comparison upon move out so that you will not be responsible for items that existed when you moved in. The property is presumed to be in good condition.
5. Section 18 covers the repair procedure. Requests for repairs should be in writing/email unless an emergency occurs. There is an emergency number listed in the lease. Note that you may have a small co-pay amount for repairs that are outside of the parameters of "Landlord Required" repairs as described in 18.D.
6. Place of payment is The Silver Star Group located at 3010 Ravensport Drive, Pearland, TX. 77584 and payable to The Silver Star Group.
7. Note that rental payments are due on the first of each month with a grace period allowing for a Holiday, emergency or mail delay. Payments not received in the office by close of business on the third day will be considered late and the late charge calculation will begin. Late fees should be paid in the current month according to Section 6 of the lease agreement.
8. A "non sufficient funds" payment will require that future rent payments be made with certified funds such as a money order or cashier's check.
9. As property managers we may perform a property walk-through periodically to assess the condition of the property. We will notify you of our plans for this process and select a time and date that is convenient for you. Please note that the property manager may access the property without permission if necessary, and according to Section 14.
10. Please contact us if you have a concern about the property condition, neighborhood or community so that we may assist you with any issues.