



TEXAS ASSOCIATION OF REALTORS®  
RESIDENTIAL LEASE

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1. **PARTIES:** The parties to this lease are:

the owner of the Property, Landlord,: Josefina Martinez ; and  
Tenant(s): Adolfo Cabrera , Maricela Cabrera

2. **PROPERTY:** Landlord leases to Tenant the following real property:

Address: 11022 Lafferty Oaks , Houston , TX 77013  
legally described as: Lot 10 Block 2 Wood Shadows  
in Harris County, Texas, together with the following non-real-property items: n/a

The real property and the non-real-property are collectively called the "Property".

3. **TERM:**

A. Primary Term: The primary term of this lease begins and ends as follows:

Commencement Date: February 1, 2011 Expiration Date: February 1, 2014

B. Delay of Occupancy: Tenant must occupy the Property within 5 days after the Commencement Date. If Tenant is unable to occupy the Property by the 5th day after the Commencement Date because of construction on the Property or a prior tenant's holding over of the Property, Tenant may terminate this lease by giving written notice to Landlord before the Property becomes available to be occupied by Tenant, and Landlord will refund to Tenant the security deposit and any rent paid. Landlord will abate rent on a daily basis for a delay caused by construction or a prior tenant's holding over. This paragraph does not apply to any delay in occupancy caused by cleaning, repairs, or make-ready items.

4. **AUTOMATIC RENEWAL AND NOTICE OF TERMINATION:**

A. This lease automatically renews on a month-to-month basis unless Landlord or Tenant provides the other party written notice of termination not less than: (Check only one box.)

- ☒ (1) 30 days before the Expiration Date.  
☐ (2) \_\_\_\_\_ days before the Expiration Date.

B. If this lease automatically renews on a month-to-month basis, it will continue to renew on a month-to-month basis until either party provides written notice of termination to the other party and the notice of termination will be effective: (Check only one box.)

- ☒ (1) on the last day of the month following the month in which the notice is given. Landlord is not obligated to prorate rent even if Tenant surrenders the Property before the termination date.  
☐ (2) on the date designated in the notice but not sooner than 30 days after the notice is given and, if necessary, rent will be prorated on a daily basis.

(TAR-2001) 1-1-12 Tenants: A , C , \_\_\_\_\_ & Landlord or Landlord's Representative: J. M. Page 1 of 15

Gold Quest Realty - Galleria, 701 N. Post Oak Rd # 204 Houston, TX 77024  
Phone: (713) 551-6299

Fax: (713) 621-6473 Maria Rebollar Torres

Yesenia Perez

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Residential Lease concerning: \_\_\_\_\_

- C. Oral notice of termination is not sufficient under any circumstances. Time is of the essence for providing notice of termination (strict compliance with dates by which notice must be provided is required). The date on which rent is due does not apply to the requirement for providing written notice of termination. If a box is not checked under Paragraph 4A, Paragraph 4A(1) will apply. If a box is not checked under Paragraph 4B, Paragraph 4B(1) will apply.

**5. RENT:**

- A. Monthly Rent: Tenant will pay Landlord monthly rent in the amount of \$ 950.00 for each full month during this lease. The first full month's rent is due and payable not later than February 1, 2011 by (select one or more): ☒ cashier's check ☐ electronic payment ☒ money order ☐ personal check or ☐ other means acceptable to Landlord.

Thereafter, Tenant will pay the monthly rent so that Landlord receives the monthly rent on or before:

- ☒ (1) the first day of each month during this lease.

- ☐ (2) \_\_\_\_\_

Weekends, holidays, and mail delays do not excuse Tenant's obligation to timely pay rent.

- B. Prorated Rent: On or before \_\_\_\_\_ Tenant will pay Landlord \$ \_\_\_\_\_ as prorated rent from the Commencement Date through the last day of the month in which this lease begins.

- C. Place of Payment: Unless this lease provides otherwise, Tenant will remit all amounts due to Landlord under this lease to the following person or entity at the place stated and make all payments payable to the named person or entity. Landlord may later designate, in writing, another person or place to which Tenant must remit amounts due under this lease.

Name: Gold Quest Realty

Address: 701 N Post Oak Rd #204

Houston, TX 77024

**Notice: Place the Property address and Tenant's name on all payments.**

- D. Method of Payment:

- (1) Tenant must pay all rent timely and without demand, deduction, or offset, except as permitted by law or this lease.  
(2) Time is of the essence for the payment of rent (strict compliance with rental due dates is required).  
(3) Unless the parties agree otherwise, Tenant may not pay rent in cash and will pay all rent by (select one or more): ☒ cashier's check ☐ electronic payment ☒ money order ☐ personal check or ☐ other means acceptable to Landlord.  
(4) Landlord ☐ requires ☒ does not require Tenant(s) to pay monthly rents by one payment.  
(5) If Tenant fails to timely pay any amounts due under this lease or if any check of Tenant is not honored by the institution on which it was drawn, Landlord may require Tenant to pay such amount and any subsequent amounts under this lease in certified funds. This paragraph does not limit Landlord from seeking other remedies under this lease for Tenant's failure to make timely payments with good funds.

- E. Rent Increases: There will be no rent increases through the primary term. Landlord may increase the rent that will be paid during any month-to-month renewal period by providing at least 30 days written notice to Tenant.

**6. LATE CHARGES:**

- A. If Landlord does not actually receive a rent payment in the full amount at the designated place of payment by the 5 day of each month at 11:59pm, Tenant will pay Landlord for each late payment:

(TAR-2001) 1-1-12

Tenants: A, C, \_\_\_\_\_ & Landlord or Landlord's Representative: J, M

Page 2 of 15





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1. **PARTIES:** The parties to this lease are:

the owner of the Property, Landlord,: Cresenciano Ponce ; and  
Tenant(s): Yesenia Perez, Iran Verdugo

2. **PROPERTY:** Landlord leases to Tenant the following real property:

Address: \_\_\_\_\_  
legally described as: 10618 Dunvegan Way Houston, TX 77013  
in Harris County, Texas, together with the following non-real-property items: n/a

The real property and the non-real-property are collectively called the "Property".

3. **TERM:**

A. **Primary Term:** The primary term of this lease begins and ends as follows:

Commencement Date: November 1, 2011 Expiration Date: November 1, 2013

B. **Delay of Occupancy:** Tenant must occupy the Property within 5 days after the Commencement Date. If Tenant is unable to occupy the Property by the 5th day after the Commencement Date because of construction on the Property or a prior tenant's holding over of the Property, Tenant may terminate this lease by giving written notice to Landlord before the Property becomes available to be occupied by Tenant, and Landlord will refund to Tenant the security deposit and any rent paid. Landlord will abate rent on a daily basis for a delay caused by construction or a prior tenant's holding over. This paragraph does not apply to any delay in occupancy caused by cleaning, repairs, or make-ready items.

4. **AUTOMATIC RENEWAL AND NOTICE OF TERMINATION:**

A. This lease automatically renews on a month-to-month basis unless Landlord or Tenant provides the other party written notice of termination not less than: (Check only one box.)

- ☒ (1) 30 days before the Expiration Date.  
☐ (2) \_\_\_\_\_ days before the Expiration Date.

B. If this lease automatically renews on a month-to-month basis, it will continue to renew on a month-to-month basis until either party provides written notice of termination to the other party and the notice of termination will be effective: (Check only one box.)

- ☒ (1) on the last day of the month following the month in which the notice is given. Landlord is not obligated to prorate rent even if Tenant surrenders the Property before the termination date.  
☐ (2) on the date designated in the notice but not sooner than 30 days after the notice is given and, if necessary, rent will be prorated on a daily basis.

(TAR-2001) 1-1-12 Tenants: Y.P., \_\_\_\_\_, \_\_\_\_\_ & Landlord or Landlord's Representative: C.P. Page 1 of 15

Gold Quest Realty - Galleria, 701 N. Post Oak Rd # 204 Houston, TX 77024  
Phone: (713) 551-6299

Fax: (713) 621-6473 Maria Rebollar Torres

Yesenia Perez

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Residential Lease concerning: \_\_\_\_\_

- C. Oral notice of termination is not sufficient under any circumstances. Time is of the essence for providing notice of termination (strict compliance with dates by which notice must be provided is required). The date on which rent is due does not apply to the requirement for providing written notice of termination. If a box is not checked under Paragraph 4A, Paragraph 4A(1) will apply. If a box is not checked under Paragraph 4B, Paragraph 4B(1) will apply.

**5. RENT:**

- A. Monthly Rent: Tenant will pay Landlord monthly rent in the amount of \$ 900.00 for each full month during this lease. The first full month's rent is due and payable not later than November 1, 2011 by (select one or more): ☒ cashier's check ☐ electronic payment ☒ money order ☐ personal check or ☐ other means acceptable to Landlord.

Thereafter, Tenant will pay the monthly rent so that Landlord receives the monthly rent on or before:

- ☒ (1) the first day of each month during this lease.

☐ (2) \_\_\_\_\_

Weekends, holidays, and mail delays do not excuse Tenant's obligation to timely pay rent.

- B. Prorated Rent: On or before \_\_\_\_\_ Tenant will pay Landlord \$ \_\_\_\_\_ as prorated rent from the Commencement Date through the last day of the month in which this lease begins.

- C. Place of Payment: Unless this lease provides otherwise, Tenant will remit all amounts due to Landlord under this lease to the following person or entity at the place stated and make all payments payable to the named person or entity. Landlord may later designate, in writing, another person or place to which Tenant must remit amounts due under this lease.

Name: Gold Quest Realty

Address: 701 N. Post Oak

Houston, TX 77013

**Notice: Place the Property address and Tenant's name on all payments.**

- D. Method of Payment:

(1) Tenant must pay all rent timely and without demand, deduction, or offset, except as permitted by law or this lease.

(2) Time is of the essence for the payment of rent (strict compliance with rental due dates is required).

(3) Unless the parties agree otherwise, Tenant may not pay rent in cash and will pay all rent by (select one or more): ☒ cashier's check ☐ electronic payment ☒ money order ☐ personal check or ☐ other means acceptable to Landlord.

(4) Landlord ☐ requires ☒ does not require Tenant(s) to pay monthly rents by one payment.

(5) If Tenant fails to timely pay any amounts due under this lease or if any check of Tenant is not honored by the institution on which it was drawn, Landlord may require Tenant to pay such amount and any subsequent amounts under this lease in certified funds. This paragraph does not limit Landlord from seeking other remedies under this lease for Tenant's failure to make timely payments with good funds.

- E. Rent Increases: There will be no rent increases through the primary term. Landlord may increase the rent that will be paid during any month-to-month renewal period by providing at least 30 days written notice to Tenant.

**6. LATE CHARGES:**

- A. If Landlord does not actually receive a rent payment in the full amount at the designated place of payment by the 5 day of each month at 11:59pm, Tenant will pay Landlord for each late payment:

(TAR-2001) 1-1-12 Tenants: J.P., \_\_\_\_\_, \_\_\_\_\_ & Landlord or Landlord's Representative: C, P Page 2 of 15





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1. **PARTIES:** The parties to this lease are:

the owner of the Property, Landlord,: Samuel Rebollar ; and  
Tenant(s): Elizabeth Perez

2. **PROPERTY:** Landlord leases to Tenant the following real property:

Address: \_\_\_\_\_  
legally described as: 12322 Kings Path LN Houston, TX 77044  
in Harris County, Texas, together with the following non-real-property items: n/a

The real property and the non-real-property are collectively called the "Property".

3. **TERM:**

A. Primary Term: The primary term of this lease begins and ends as follows:

Commencement Date: July 1, 2011 Expiration Date: July 1, 2014

B. Delay of Occupancy: Tenant must occupy the Property within 5 days after the Commencement Date. If Tenant is unable to occupy the Property by the 5th day after the Commencement Date because of construction on the Property or a prior tenant's holding over of the Property, Tenant may terminate this lease by giving written notice to Landlord before the Property becomes available to be occupied by Tenant, and Landlord will refund to Tenant the security deposit and any rent paid. Landlord will abate rent on a daily basis for a delay caused by construction or a prior tenant's holding over. This paragraph does not apply to any delay in occupancy caused by cleaning, repairs, or make-ready items.

4. **AUTOMATIC RENEWAL AND NOTICE OF TERMINATION:**

A. This lease automatically renews on a month-to-month basis unless Landlord or Tenant provides the other party written notice of termination not less than: (Check only one box.)

- ☒ (1) 30 days before the Expiration Date.  
☐ (2) \_\_\_\_\_ days before the Expiration Date.

B. If this lease automatically renews on a month-to-month basis, it will continue to renew on a month-to-month basis until either party provides written notice of termination to the other party and the notice of termination will be effective: (Check only one box.)

- ☒ (1) on the last day of the month following the month in which the notice is given. Landlord is not obligated to prorate rent even if Tenant surrenders the Property before the termination date.  
☐ (2) on the date designated in the notice but not sooner than 30 days after the notice is given and, if necessary, rent will be prorated on a daily basis.

(TAR-2001) 1-1-12 Tenants: EP , \_\_\_\_\_ , \_\_\_\_\_ & Landlord or Landlord's Representative: S , R Page 1 of 15

Gold Quest Realty - Galleria, 701 N. Post Oak Rd # 204 Houston, TX 77024

Phone: (713) 551-6299

Fax: (713) 621-6473

Maria Rebollar Torres

Yesenia Perez

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Residential Lease concerning: \_\_\_\_\_

- C. Oral notice of termination is not sufficient under any circumstances. Time is of the essence for providing notice of termination (strict compliance with dates by which notice must be provided is required). The date on which rent is due does not apply to the requirement for providing written notice of termination. If a box is not checked under Paragraph 4A, Paragraph 4A(1) will apply. If a box is not checked under Paragraph 4B, Paragraph 4B(1) will apply.

## 5. RENT:

- A. Monthly Rent: Tenant will pay Landlord monthly rent in the amount of \$ 1,100.00 for each full month during this lease. The first full month's rent is due and payable not later than July 1, 2011 by (select one or more): ☒ cashier's check ☐ electronic payment ☒ money order ☐ personal check or ☐ other means acceptable to Landlord.

Thereafter, Tenant will pay the monthly rent so that Landlord receives the monthly rent on or before:

- ☒ (1) the first day of each month during this lease.

- ☐ (2) \_\_\_\_\_

Weekends, holidays, and mail delays do not excuse Tenant's obligation to timely pay rent.

- B. Prorated Rent: On or before \_\_\_\_\_ Tenant will pay Landlord \$ \_\_\_\_\_ as prorated rent from the Commencement Date through the last day of the month in which this lease begins.

- C. Place of Payment: Unless this lease provides otherwise, Tenant will remit all amounts due to Landlord under this lease to the following person or entity at the place stated and make all payments payable to the named person or entity. Landlord may later designate, in writing, another person or place to which Tenant must remit amounts due under this lease.

Name: Champions Realty

Address: 2323 S Voss

Houston, TX 77057

**Notice: Place the Property address and Tenant's name on all payments.**

## D. Method of Payment:

- (1) Tenant must pay all rent timely and without demand, deduction, or offset, except as permitted by law or this lease.
- (2) Time is of the essence for the payment of rent (strict compliance with rental due dates is required).
- (3) Unless the parties agree otherwise, Tenant may not pay rent in cash and will pay all rent by (select one or more): ☒ cashier's check ☐ electronic payment ☒ money order ☐ personal check or ☐ other means acceptable to Landlord.
- (4) Landlord ☐ requires ☒ does not require Tenant(s) to pay monthly rents by one payment.
- (5) If Tenant fails to timely pay any amounts due under this lease or if any check of Tenant is not honored by the institution on which it was drawn, Landlord may require Tenant to pay such amount and any subsequent amounts under this lease in certified funds. This paragraph does not limit Landlord from seeking other remedies under this lease for Tenant's failure to make timely payments with good funds.

- E. Rent Increases: There will be no rent increases through the primary term. Landlord may increase the rent that will be paid during any month-to-month renewal period by providing at least 30 days written notice to Tenant.

## 6. LATE CHARGES:

- A. If Landlord does not actually receive a rent payment in the full amount at the designated place of payment by the 5 day of each month at 11:59pm, Tenant will pay Landlord for each late payment:

(TAR-2001) 1-1-12

Tenants: EP

& Landlord or Landlord's Representative: S, R

Page 2 of 15