

RESIDENT RESPONSIBILITY AGREEMENT

This RESIDENT RESPONSIBILITY AGREEMENT (this "Agreement"), is made this ___ day of _____, 20___, between Fort Bliss/White Sands Missile Range Housing, LP, ("Landlord"), and _____ (the "Tenant").

1. TERM OF OCCUPANCY: The Landlord grants occupancy to the Tenant and only those persons authorized by this Agreement, for a term of one (1) year, the premises known as _____ Fort Bliss, TX 79904 (The "Premises"), for use as a dwelling only, together with the property noted on the Property Condition Report received at move in. Occupancy shall begin on _____, 20__ and end on _____, 20__ unless extended. This Agreement shall automatically extend on a month-to-month basis unless terminated by either party giving 30 days written notice.

2. RENT: The monthly rental rate shall equal the senior service member Tenant's Basic Allowance for Housing (BAH) with dependents rate, as may be adjusted to reflect adjustments to BAH, which is currently \$_____ month, provided however, that if such senior service member Tenant is not assigned to Fort Bliss and if such senior service member's BAH is lower than the BAH that would be provided to a service member of the equivalent rank assigned to Fort Bliss, the monthly rental rate shall equal the higher BAH with dependents rate as calculated for a service member of the equivalent rank assigned to Fort Bliss.

- (a) Payment will be made through an allotment/deduction from the senior service member Tenant's pay account to the Landlord. The allotment will be increased/decreased when increases/reductions occur to the senior service member Tenant's BAH rate. Payment is due on the first day of the month for the previous month's rent (payment in arrears).
- (b) By signing this Agreement, authorization is given to initiate and maintain an allotment equal to the BAH and payable to the Landlord, effective the first day of the month following the date of this Agreement. Payment will be made by cashier's check, money order, debit card or credit card for the prorated portion of the first month's rent for the number of days the Premises is occupied. Payment is due on the first day of the month after occupying the Premises. Authorization is also given to stop the BAH allotment at the time this Agreement is terminated.
- (c) The first payment of rent by Tenant shall be made on or before _____, 20__ in the amount of \$_____.

3. LATE PAYMENT AND RETURNED CHECKS: Payments for rent not received by the Landlord on or before the due date are late and constitute a default under this Agreement.

- (a) If any installment of rent is not received by the Landlord within five (5) days from the due date, the Tenant agrees to pay an administrative charge of \$25.
- (b) The Tenant also agrees to pay the Landlord an additional charge of \$25 for any returned item.
- (c) The Landlord has the right to require that all payments that are not paid by allotment be made by money order, cashiers check, debit card, credit card or certified check payable directly to Landlord.
- (d) Notwithstanding any other provisions of this Agreement, the Tenant shall not be in default of any provision of this Agreement by reason of failure or delay in Tenant receiving a BAH, nor shall Tenant be assessed any administrative charges so long as such failure or delay is not the result of Tenant's actions.

4. EARLY TERMINATION OF AGREEMENT BY TENANT:

- (a) When either the Tenant or Tenant's spouse are members of the Armed Forces of the United States or a member of the National Guard serving on full-time duty or as a Civil Service technician with a National Guard unit, this Agreement may be terminated by the Tenant without payment of any penalty or liquidated damages for rent if the member:
 - (i) Has received permanent change of station orders to depart thirty-five miles or more (radius) from the Premises; or
 - (ii) Has received temporary duty orders in excess of three months' duration to depart thirty-five miles or more (radius) from the Premises; or
 - (iii) Is discharged or released from active duty with the Armed Forces of the United States or from full-time duty or technician status with the National Guard; or
 - (iv) Has received orders assigning such member to government-provided quarters, resulting in the forfeiture of BAH; or
 - (v) Dies or his/her spouse dies, or is declared missing-in-action. (The spouse, next of kin or personal representative/executor of the decedent's estate may exercise early termination of this Agreement).
- (b) If the Tenant seeks early termination of this Agreement, the Tenant shall deliver to the Landlord a written notice stating the grounds for early termination together with either (i) a copy of the official orders, or (ii) a letter from the commanding officer confirming the official orders, supporting the grounds for early termination. Such notice shall also state an effective date for the termination, which date shall not be less than thirty (30) days after the date of Landlord's receipt of the notice, except when an earlier termination date is necessary to comply with military orders. The date for termination shall not be more than sixty (60) days prior to the date of departure necessary to comply with the official orders or supplemental instructions for interim training or duty prior to the transfer. The final month's rent owed by the Tenant shall be prorated based on the date of termination and such

prorated rent shall be payable at such time as would have otherwise been required by the terms of this Agreement.

5. EARLY TERMINATION OF AGREEMENT FOR CHANGES IN STATUS: The Tenant is required to provide immediate notice of any change in marital or dependent status to Landlord. If a Tenant's dependent or marital status changes, or the Tenant is discharged from military service such that the Tenant would no longer be eligible for referral, this Agreement shall be terminated thirty days after the change in status, unless the Landlord shall approve a different termination date, with the consent of the Garrison Commander, and the Tenant continues to pay rent at the BAH with dependents rate.

6. EARLY TERMINATION OF AGREEMENT FOR OTHER CAUSES: For any early termination not described in Section 4 or 5 of this Agreement, the Tenant shall pay an amount equal to four day's rent to the Landlord as liquidated damages for the early termination of this Agreement. Such liquidated damages shall be paid in addition to any prorated monthly rent or other money owed by the Tenant as a result of Tenant's physical damage to the Premises. Notwithstanding anything else in this Section 6, if the Tenant has been in residence for more than one (1) year, there shall be no liquidated damages for early termination.

7. NUMBER OF OCCUPANTS: Tenant agrees that the Premises shall be occupied only by the Tenant's immediate family consisting of _____
_____ other adult, _____ children, together with _____ additional occupants, provided such additional occupants have been approved by the Garrison Commander. The occupants of the Premises other than Tenant are:

Name (Last, First, M.I.)	Relationship	Sex	Age

8. INSPECTION AT COMMENCEMENT OF OCCUPANCY: The Tenant and Landlord acknowledge that, prior to signing this Agreement, they conducted a joint examination of the Premises in accordance with the written policy set forth in the Resident Guide. The Tenant hereby acknowledges that, except as set forth in the attached Property Condition Report, the Premises were rented to the Tenant in good order and repair and that the Premises were in safe, clean and habitable condition. The parties agree that all promised repairs, alterations, and maintenance are included in the Property Condition Report. Landlord acknowledges the responsibility to provide the Tenant Premises that are in a habitable condition. Any latent defects that are found in violation of any applicable law shall be cause for termination by the Tenant unless cured within 15 days. Tenant further acknowledges responsibility for reasonably maintaining the cleanliness of the Premises and that damage to the Premises that is not

described on the Property Condition Report as existing prior to the Tenant's occupancy and that exceeds normal wear and tear is subject to repair by Landlord at Tenant's expense.

9. ACCEPTANCE OF THE PREMISES:

- (a) EXCEPT AS EXPRESSLY PROVIDED IN THIS LEASE, THE TENANT ACCEPTS THE PREMISES IN ITS PRESENT CONDITION, AS IS, WHERE IS AND WITH ALL FAULTS.
- (b) Tenant accepts existing locks as safe and acceptable. If Tenant requests that Landlord install, change or re key a security device, Tenant shall provide written notice thereof to Landlord. Tenant shall pay for the total cost of Landlord's compliance with Tenant's request to install, change or re-key a security device, except as provided to the contrary and subject to the limitations specified by applicable law. Upon written request from the Tenant to the Landlord, the Landlord shall repair or replace a security device installed by Landlord that is inoperable or in need of repair or replacement. Landlord shall have a reasonable time in which to comply with a written request from the Tenant for re-keying, changing, installing, repairing or replacing a security device. Tenant shall not remove or add any security devices at the Premises without the prior written consent of Landlord, and each of such security devices shall be deemed to be fixtures permanently attached to the Premises. In the event Tenant changes or adds locks or security devices, keys or access shall be furnished to Landlord.

10. SMOKE DETECTORS: Landlord shall have no duty to furnish smoke detectors except as required by applicable law. When smoke detectors are furnished, Landlord shall test same and provide initial batteries at the commencement of the term hereof; thereafter, Tenant shall pay for and replace smoke detector batteries, if any, as needed. During the term of this Lease, including any renewal and extension, the Landlord will inspect and repair a smoke detector if the Tenant first gives the Landlord written notice of a malfunction or request to the Landlord that the smoke detector be inspected or repaired. Landlord shall have no duty to repair damage to or a malfunction of a smoke detector if such was caused by the Tenant, the Tenant's family, or the Tenant's guests or invitees during the term of this Lease or a renewal or extension. The Landlord shall have a reasonable time in which to comply with the Tenant's request for inspection or repair of a smoke detector.

11. ASSIGNMENT AND SUBLETTING: The Tenant shall neither assign this Agreement nor sublet the Premises nor grant any concession or license to use the Premises or any part thereof. Any assignment, concession or license shall constitute a breach of this Agreement by the Tenant and may subject the Tenant to eviction and/or claims by the Landlord for monetary damages.

12. NUISANCE: The Tenant will use the Premises in a manner that does not disturb other Tenants or create a public nuisance or violate the Resident Guide. Violation of the Resident Guide may be cause for termination in accordance with Section 23 below and in accordance with applicable law.

13. PROHIBITED ACTIVITIES, ILLEGAL SUBSTANCES, AND MATERIALS:

- (a) The Tenant shall not possess, store, or otherwise permit anyone to possess or sell illegal substances on the Premises, including but not limited to illegal weapons, explosives, or chemicals with which illegal drugs may be produced. Possession of said contraband or illegal items will constitute a breach of this Agreement by Tenant and will, at the option of the Landlord, permit immediate termination of said Agreement if such breach constitutes a criminal or willful act which is not remediable, and which poses a threat to the health or safety of Tenant, the other occupants of the Premises, or other residents of the Community.
- (b) The Tenant shall not permit unlicensed gambling on the Premises; install or operate, or permit to be installed or operated, any device which is illegal; use or permit the Premises to be used for any illegal business or purpose; nor sell, or commercially store or dispense, or permit the sale, or commercial storage or dispensing of beer or other intoxicating liquors on the Premises.
- (c) Tenant shall not keep or have on the Premises any article, liquids, chemicals or thing of a dangerous, inflammable, explosive, or hazardous nature that might unreasonably increase the danger of fire, explosion, or cause physical illness on the Premises, or that might be considered hazardous or extra hazardous by governmental officials or under the provisions of an insurance company policy.
- (d) Landlord shall have no obligation to search or make any inspection to discover dangerous articles, liquids, chemicals or things such as are described in subsection (c), above. Should the Tenant maintain such hazardous materials on the Premises that cause injury or damage to any persons or property, the Tenant shall bear all legal and financial responsibility for said injury and/or damage which results therefrom. Failure of the Tenant to remove said materials upon written request of the Landlord shall permit the Landlord to immediately terminate this Agreement.

14. ANIMALS: Tenant shall be permitted to keep domestic animals as set forth in the Pet Addendum attached hereto. No other animals may be maintained or housed on the Premises, including the exterior thereof, without the prior written consent of the Landlord. The Tenant shall bear all legal and financial responsibility for any injuries or damage caused by such animals and shall comply with the provisions of the Resident Guide's specific details relating to the keeping of pets on the Premises.

15. CABLE, SATELLITE AND OTHER TELEVISION FACILITIES: The Tenant shall refer to the Resident Guide for specific details relating to the keeping of cable, satellite and other television facilities on the Premises.

16. UTILITY CHARGES: Utility charges are to be paid as follows:

ITEM	TO BE PAID BY	ITEM	TO BE PAID BY
HEAT	LANDLORD	CABLE TV	<u>TENANT</u>
SEWER	LANDLORD	SATELLITE TV	<u>TENANT</u>

ELECTRICITY	LANDLORD	TELEPHONE	<u>TENANT</u>
FUEL OIL	LANDLORD	HIGH SPEED INTERNET	<u>TENANT</u>
WATER	LANDLORD	OTHER	
GARBAGE	LANDLORD	OTHER	
GAS	LANDLORD	OTHER	

There shall be no change in the Tenant's or Landlord's respective responsibilities for payment of said utilities pursuant to this Agreement without the Landlord providing the Tenant at least sixty days prior written notice.

17. REPAIRS: Tenants shall make no repairs to the Premises or fixtures located within the Premises without the written approval of the Landlord. The Tenant shall immediately notify the Landlord of any damage to the Premises. The Landlord shall make a diligent effort to repair or remedy a condition at the Premises if: (a) the Tenant specifies the condition in a written notice to Landlord; (b) the Tenant is not delinquent in the payment of rent at the time notice is given; and (c) the condition materially affects the physical health or safety of an ordinary tenant. The Landlord shall have a reasonable amount of time to commence and complete Landlord's repair of the Premises, which time shall begin upon the Landlord's receipt of the Tenant's written notice requesting such repairs. Unless the condition was caused by ordinary wear and tear, the Landlord does not have a duty during the Lease term or any renewal or extension thereof to repair or remedy a condition caused by: (w) the Tenant; (x) a lawful occupant in the Premises as permitted herein; (y) a member of the Tenant's family; or (z) a guest or invitee of the Tenant.

18. ALTERATIONS AND FIXTURES: The Tenant shall make no alterations to the Premises, incur any debt against the Landlord or create any lien upon the Premises for any work done or material furnished without the express written consent of the Landlord. Any fixtures installed by the Tenant shall be at Tenant's expense, shall be affixed in a manner that will not damage the building, and shall be removed by the Tenant, without damage to the Premises, at the expiration of this Agreement. In the event such fixture or other personal property of the Tenant is not removed at the expiration of this Agreement, the Landlord may treat the same as abandoned and charge the Tenant the cost paid for removal of the property and repair of the Premises.

19. ACCESS DURING OCCUPANCY: The Tenant will allow the Landlord or an agent of the Landlord to enter the Premises for purposes of access, upon twelve hours (12) hours notice, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Saturdays. In the event the Tenant is absent, the Landlord will endeavor to delay the access until the return of the Tenant but need not do so beyond 14 days. The purpose of the access is to ensure the Premises are maintained, not in need of repair and that their use is in conformity with the provisions of this Agreement. Landlord shall have access to the Premises at other times, with prior notice to Tenant, for the purpose of making requested repairs, as provided in the Resident Guide. Landlord shall have immediate access, without notice to the Tenant, to the Premises in case of an emergency situation, as provided in the Resident Guide.

20. PROPERTY INSURANCE: The Landlord has obtained a minimum amount of personal property insurance for the benefit of the Tenant at no additional cost to the Tenant. The Tenant

acknowledges being responsible for obtaining and maintaining insurance to cover losses or damages in excess of such coverage amount. The Tenant acknowledges being advised to obtain additional insurance at Tenant's cost to protect the Tenant from claims for property damages and physical injury caused by or to the Tenant, or the Tenant's family member(s), invitees or guests. Tenant acknowledges that the Landlord is not responsible for Tenant's losses resulting from flood, earthquakes, natural disasters, power failures, or fire or any other cause where the Landlord was neither negligent nor the proximate cause of the Tenant's loss.

21. DESTRUCTION OF PREMISES: The Tenant may immediately vacate the Premises, and may terminate this Agreement within fourteen (14) days if Tenant's enjoyment of the Premises becomes substantially impaired because of fire, condemnation, or other casualty. The Landlord will seek to make repairs with all reasonable diligence so as to make the Premises fit for occupancy, and the rent shall cease from the date of the damage until repaired.

22. LIABILITY: The Landlord shall not be liable to the Tenant, Tenant's family members, guests, or invitees for any damages, injuries or losses to person or property caused by crime, vandalism, fire, smoke, pollution (including second hand smoke), water, lightning, rain, flood, water leaks, hail, ice, snow, explosion, interruption of utilities, electrical shock, defect in any contents of the dwellings, latent defect, acts of nature, other unexplained phenomena, acts of other residents, or any other cause not the result of the negligence of the Landlord or its representatives, acting in the course and scope of employment. Tenant expressly acknowledges that the Landlord has made no representations, agreements, promises, or warranties regarding security of the Premise or surrounding community. The Landlord does not guarantee, warrant or assure Tenant's personal security. **IN THE EVENT OF CRIMINAL ACTIVITY, THE TENANT SHOULD CONTACT THE POLICE IMMEDIATELY.**

23. EXIT INSPECTION OF PREMISES: All exit inspections shall be conducted in accordance with the Resident Guide. It shall be the responsibility of Tenant to request an exit walk through inspection of the Premises with the Landlord. At the time of request, Landlord will provide to Tenant detailed standards for clearing the Premises. An appointment for a walk through inspection must be scheduled no less than ten (10) days before the Tenant ends occupancy of the Premises pursuant to this Agreement. Using the Property Condition Report that was used to record the condition of the Premises at the inception of this Agreement, the Landlord shall itemize any damages to or deficiencies in the condition of the Premises that exceed normal wear and tear. The Landlord shall sign and provide the Tenant with a copy of the Property Condition Report. Any damage charges in excess of \$300 will be documented with photographs.

24. TERMINATION BECAUSE OF DEFAULT: Except as otherwise provided herein, if either the Landlord or Tenant materially fails to comply with any of the terms of this Agreement, and if such default continues for thirty (30) days after a notice to cure the default has been delivered to the offending party, (except that only a 5-day notice shall be required if the default consists of a failure to pay rent when due), then thirty (30) days after notice is delivered (or 5 days in the case of a failure to pay rent when due), the injured party shall have the option of declaring this Agreement terminated and may immediately vacate the Premises, or shall be entitled to immediate possession of the Premise, as the case may be, without the injured party forfeiting whatever other right the injured party may have for breach of this Agreement.

25. EVICTION:

- (a) The Landlord may terminate this Agreement and evict the Tenant in accordance with applicable law for Tenant's failure to pay rent or for one or more violations by Tenant of this Agreement or any other actions that:
 - (i) affect or threaten to affect the health or safety of other residents in the community;
 - (ii) substantially interfere with the right to quiet enjoyment of other residents of the community; or
 - (iii) upon notice that Tenant or a member of his or her family is or has been barred from entry onto the military installation by the Garrison Commander.
- (b) If the Tenant willfully remains in possession without the Landlord's consent after expiration of the term of this Agreement, the Tenant is deemed to be in breach of this Agreement and the Landlord may commence an eviction action. An eviction action may be filed at the later of (i) the first day following the termination of this Agreement, and (ii) the first day permitted under applicable law. On retaining possession beyond the rental period without consent of the Landlord, the Tenant shall be obligated to pay the Landlord's attorneys' fees, court costs, and any ancillary damages due to the holdover by the Tenant.

26. ABANDONMENT: If Tenant has been absent from the Premises for more than seven (7) days without notification to Landlord, and the payment of rent is overdue, the Premises may be deemed abandoned. If Landlord is informed of or discovers that Tenant has abandoned the Premises, Landlord will notify the Garrison Commander and request a determination of status of Tenant and take such further action with regard to the Premises and any remaining personal property of Tenant as is necessary, all in accordance with the Resident Guide.

27. NOTICES: Unless otherwise provided, any notice period provided for by this Agreement shall begin to run on the date such notice is received. If Tenant's vacating of the Premises pursuant to such notice occurs on a day other than the last day of a normal rental period, the rent due for any resulting partial rental period shall accrue at the daily rate which shall be calculated by dividing the monthly rate by 30 days. If properly sent to the recipient's last known address by prepaid mail, notice shall be construed as delivered as of the postmark date of sender's mail receipt form, in the case of certified or registered mail. Notices to the Landlord shall be sent to

Balfour Beatty Communities
P.O. Box 6075
Fort Bliss, TX 79906

28. SEVERABILITY: If any provision or clause of this Agreement is held invalid by a court of law, such invalidity shall not affect other provisions or applications of this Agreement that can be given effect without the invalid provision and to this end, the provisions of this Agreement are declared to be severable.

29. CONFIDENTIALITY OF TENANT RECORDS: The Landlord or managing agent shall not release financial information about a Tenant or prospective Tenant to a third party, other than a Tenant's rent payment record and the amount of the Tenant's periodic rental payment, without the prior written consent of the Tenant or prospective Tenant, or upon service on the Landlord of a subpoena for the production of records. This section shall not preclude the Landlord from releasing information pertaining to a Tenant or prospective Tenant in the event of an emergency.

30. MODIFICATIONS: No modifications to the terms and conditions of this Agreement shall be enforceable unless executed in writing, signed and dated by all of the parties to this Agreement.

31. CONFLICTS: The terms of this Agreement shall take precedence over any conflicting terms between this Agreement and the Resident Guide.

32. RESIDENT GUIDE: The Tenant acknowledges receipt of a copy of the Resident Guide and agrees to abide by its terms. Any changes to the Resident Guide shall be effective only after 30 days notice is given of such changes. The Resident Guide, together with any Addenda, attached hereto as Exhibit "A" and Exhibit "B" are hereby incorporated herein and made a part hereof.

IN WITNESS WHEREOF, the parties have set their hands and seals to this Agreement, each of which shall constitute an original.

LANDLORD _____ (SEAL)

DATE: _____

TENANT _____ (SEAL)

DATE: _____