

**LEASE ADDENDUM
FOR AUTOMATED ELECTRONIC PAYMENT OF RENT AND CERTAIN OTHER ITEMS**

1. **Addendum.** This is an addendum to the TAA Lease Contract for Apt No. _____ in the _____

_____ Apartments in _____, Texas;
OR
the house, duplex, etc. located at (street address) _____ in **College Station**, Texas.

2. **Automated electronic payments.** "Automated electronic payments" include "Automated Clearing House" (ACH) and "Credit and Debit Card" (Card) transactions. ACH refers to the nationwide network of banking institutions that have agreed to process electronic payments automatically from your bank account to our bank accounts. Virtually all banks and credit unions participate. "Card" refers to credit and debit card transactions, including those cards bearing the Visa, Mastercard, Discover and American Express logos. Collectively "automated electronic payments" are paperless transactions that occur instantly and automatically without a check being hand-processed through a local bank clearinghouse or the Federal Reserve System.

3. **Advantages.** There are significant advantages for you in paying your rent via automated electronic payments. They include:

- *greater convenience* since you won't have to worry each month with writing, mailing or delivering a rent check;
- *no late charges* since your rent will always be paid timely, assuming there are sufficient funds in your checking account;
- *greater security* since there is no chance that a check signed by you will fall into the wrong hands or get lost in the mail; and
- *proof that you've paid* since your bank statement is evidence of payment according to ACH and card network rules.

4. **ACH payment authorization. By initialing here** _____ and executing this Lease Contract Addendum, you are agreeing that your rent payment or other payments as authorized by you will be collected automatically each month via ACH by debiting (charging) your checking account electronically, in the case of your rent payment, on the same day of the month that your rent is due under your Lease Contract, and in the case of other payments, on the date(s) you authorized by separate agreement.

5. **Card payment authorization. By initialing here** _____ and executing this Lease Contract Addendum, you are agreeing that your rent payment or other payments as authorized by you will be

collected automatically each month by charging your credit or debit card electronically, in the case of your rent payment, on the same day of the month that your rent is due under your Lease Contract, and in the case of other payments, on the date(s) you authorized by separate agreement.

6. **Other non-rent items.** Payment to us for other amounts (such as NSF charges, damages, or charges related to unauthorized animals, etc.) may be mailed to us, deposited in our onsite drop box (if any), or delivered in person. Such other payments will not be processed by Card or ACH electronic transfer except with your approval given at the time of each payment.

7. **Your right to opt out.** You have the right at any time to give us written notice of your decision to revoke your authorization for the ACH or Card method of payment and to thereafter pay by regular check, certified check, or money order according to the Lease Contract.

8. **Delinquency.** As long as your rent payments via ACH or Card are authorized and settled, you may continue ACH or Card payment of your rent and enjoy any special considerations specified in paragraph 11 of this Addendum. If any ACH or Card rent payment does not clear, it will be treated as a default (just like an NSF check) under the Lease Contract. We have the right at any time to require you to pay all future rent payments by regular check, certified check or money order, as per paragraph 6 of the Lease Contract, in lieu of payment through ACH or Card.

9. **Multiple residents.** If there are two or more residents on the Lease Contract and if we accept multiple checks, each of you authorize us to process your rent payment through ACH or Card as it becomes due, as follows:

Each resident's printed name	Each resident's portion of the total monthly rent payment
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____

Each co-resident of the unit must sign the attached form that authorizes automatic electronic payments through ACH or Card. This addendum does not alter the provisions in Paragraph 29 of the Lease Contract regarding joint and several liability if there are multiple residents.

10. **ACH and Card rules.** We, as owners, agree to comply with all ACH and card rules and operating regulations of the credit associations and networks.

11. **Special provisions.** _____

Resident or Residents
[All residents must sign here]

Owner or Owner's Representative
[signs here]

Date of Lease Contract