

Seller's Temporary Residential Lease

ADDENDA | TXR 1910 | TREC 15-7

FITZ & CO. REAL ESTATE

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Contract Addenda & Related Forms

TREC effective 01/05/2026

What this form is for

Designed for transactions when the seller will temporarily occupy the property after closing. Not to be used in transactions where the seller's occupancy after closing is expected to exceed 90 days. Designed to be used even when seller will occupy the property after closing for only a few days. Not to be used in complex transactions. Buyer becomes landlord and seller becomes tenant. Parties therefore must comply with the Property Code provisions relating to Landlord/Tenant (e.g., smoke detectors, condition, repair remedies, and the like).

Key sections and how to complete the form

Use the form in order. The sections below explain the main decisions, blanks, disclosures, or deadlines the form is designed to address. Complete the actual form from the transaction facts and the instructions printed on the current version.

1. Parties

The parties to this Lease are (Landlord) and (Tenant).

2. Lease

Landlord leases to Tenant the Property described in the Contract between Landlord as Buyer and Tenant as Seller known as (address).

3. Term

The term of this Lease commences on the date the sale covered by the Contract is closed and funded and terminates , unless terminated earlier by reason of other provisions.

4. Rental

Tenant shall pay to Landlord as rental \$ per day (excluding the day of closing and funding) with the full amount of rental for the term of the Lease to be paid at the time of funding of the sale. Tenant will not be entitled to a refund of rental if this Lease terminates early due to Tenant's default or voluntary surrender of the Property.

5. Deposit

Tenant shall pay to Landlord at the time of funding of the sale \$ obligations under this Lease. Landlord shall refund any unused portion of the deposit to Tenant with an itemized list of all deductions from the deposit within 30 days after Tenant (a) surrenders possession of the Property and (b) provides Landlord written notice of Tenant's forwarding address.

6. Utilities

Tenant shall pay all utility charges except which Landlord shall pay.

7. Use Of Property

Tenant may use the Property only for residential purposes. Tenant may not assign this Lease or sublet any part of the Property.

8. Pets

Tenant may not keep pets on the Property except .

9. Condition Of Property

commencement of the Lease. Upon termination, Tenant shall surrender the Property to Landlord in the condition required under the Contract, except normal wear and tear and any casualty loss.

10. Alterations

consent of the Landlord. Any improvements or fixtures placed on the Property during the Lease become the Property of Landlord.

11. Special Provisions

12. Inspections

Landlord may enter at reasonable times to inspect the Property. Tenant shall provide Landlord door keys and access codes to allow access to the Property during the term of Lease.

13. Laws

to the Property.

14. Repairs And Maintenance

Except as otherwise provided in this Lease, Tenant shall bear all expense of repairing and maintaining the Property, including but not limited to the yard, trees and shrubs, unless otherwise required by the Texas Property Code.

Tenant shall promptly repair at Tenant's expense any damage to the Property caused directly or indirectly by any act or omission of the Tenant or any person other than the Landlord,...

Related forms and resources

These documents may connect to this form depending on the property, financing, occupancy, disclosure requirements, or other facts of the transaction. Open the related resource to see what it does and how it is completed.

1-4 Family Residential Contract (Resale)

TXR 1601 · TREC 20-19

Review when: Commonly connected to 1-4 Family Residential Contract (Resale) when the facts described for this form apply.

New Home Contract (Incomplete construction)

TXR 1603 · TREC 23-20

Review when: Commonly connected to New Home Contract (Incomplete construction) when the facts described for this form apply.

New Home Contract (Complete Construction)

TXR 1604 · TREC 24-20

Review when: Commonly connected to New Home Contract (Complete Construction) when the facts described for this form apply.

Farm & Ranch Contract

TXR 1701 · TREC 25-17

Review when: Commonly connected to Farm & Ranch Contract when the facts described for this form apply.

Residential Condominium Contract (Resale)

TXR 1605 · TREC 30-18

Review when: Commonly connected to Residential Condominium Contract (Resale) when the facts described for this form apply.

Use the current official form

This page explains the form; complete the current official TREC version for the transaction. Form shown in this resource: **TREC 15-7**.

Need further assistance?

For transaction-specific questions, contact your broker or **Broker Rochelle Fitzgerald** at Fitz & Co. Real Estate.

Educational resource

For educational purposes only. Agents should verify current forms and consult with their broker when needed.

Fitz & Co. Texas Resource Center | Educational resource. Use the current form version for the transaction.

