

Residential Lease

LEASES | TXR 2001

FITZ & CO. REAL ESTATE

Residential Lease

TXR 2001

Residential Lease & Addenda

What this form is for

Designed for leases of 1-4 single family dwellings including condominiums, townhomes or patio homes. Not to be used in complex transactions or to create a "lease purchase." Appropriate addenda may be attached.

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.

Parties and property

Identify the landlord/tenant or other parties and the exact property or space covered by the lease or addendum.

Term and money

Complete the applicable dates, rent, deposits, fees, or other monetary obligations stated in the form.

Rights, restrictions, and responsibilities

Review the sections allocating use, maintenance, access, default, insurance, or other responsibilities.

Notices and signatures

Complete notice information and obtain required signatures/dates. Keep the executed form with the underlying lease.

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.

Residential Lease Application

TXR 2003

Review when: Residential Lease Application is used during tenant screening before the lease is signed.

Animal Agreement

TXR 2004

Review when: Animal Addendum is used when permitted animals are part of the tenancy.

Extension of Residential Lease

TXR 2005

Review when: Residential Lease Guaranty is used when a guarantor will guarantee tenant obligations.

Residential Lease Inventory and Condition Form

TXR 2006

Review when: Inventory and Condition Form documents move-in condition.

Addendum Regarding Fee in Lieu of a Security Deposit

TXR 2018

Review when: Fee in Lieu of Security Deposit addendum applies when that alternative is offered and agreed.

Lease Amendment Concerning Tenant Change

TXR 2211

Review when: Lease Amendment Concerning Tenant Change is used when one or more tenants change.

Notice of Termination Due to Casualty Loss

TXR 2229

Review when: Notice of Termination Due to Casualty Loss may apply after significant casualty damage.

Notice of Late Rent Breach of Lease

TXR 2230

Review when: Notice of Late Rent Breach documents a financial breach and opportunity to cure.

Notice of Non-Rent Breach of Lease

TXR 2231

Review when: Notice of Non-Rent Breach documents a non-financial lease breach.

Notice to Vacate

TXR 2208

Review when: Notice to Vacate is used when possession is being demanded after breach/termination and statutory requirements are met.

Texas REALTORS® form access

This is an educational guide. Access the current TXR form through your authorized Texas REALTORS® forms provider or brokerage forms system.

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.

FITZ & CO.
REAL ESTATE