Instructions concerning the Use of TAR Form 2005
Extension of Residential Lease

As of January 1, 2014, the Texas Association of REALTORS® has made changes to its residential leases. Due to the importance of these changes, it is critical that all extensions of leases entered into on a form dated prior to January 1, 2014 include these modifications.

If you are extending a lease on a form that was published before January 1, 2014, the form may not contain the clauses that are now required by law. If you are using a TAR residential lease form that was published on or after January 1, 2014, the necessary clauses are included in the updated forms.

This file contains two versions of Form 2005. One of the versions is to be used if you are extending a lease that is written on a form that was published before January 1, 2014. The other is to be used if you are extending a lease that is written on a form that was published on or after January 1, 2014. Please see the instructions at the top of each version.

If you are extending a lease that is written on a form published before January 1, 2014, you may also consider entering into a new lease on the updated form.
CONCERNING THE RESIDENTIAL LEASE OF THE PROPERTY AT ____________________________ between
_________________________________________ (Landlord) and
_________________________________________ (Tenant)

A. **Amendments to Lease**: Effective _________________, Landlord and Tenant extend and amend the
above-referenced lease as follows.

1. The Expiration Date in Paragraph 3 is changed to: _________________.

2. The monthly rent in Paragraph 5A is: □ changed to $ _________________ □ remains the same.

3. The named person and/or contact information in Paragraph 34F: □ remains the same □ is changed to:
   Name: ___________________________ Phone: ___________________________
   Address: ___________________________ Email: ___________________________

4. Paragraph 28A is changed to read as follows.

   A. **Military**: If Tenant is or becomes a servicemember or a dependent of a servicemember, Tenant may
   terminate this lease by delivering to Landlord a written notice of termination and a copy of an appropriate
   government document providing evidence of: (a) entrance into military service; (b) military orders for a
   permanent change of station (PCS); or (c) military orders to deploy with a military unit for not less than
   90 days. Termination is effective on the 30th day after the first date on which the next rental payment is
   due after the date on which the notice is delivered. Section 92.017, Property Code governs the rights
   and obligations of the parties under this paragraph.

   (2) **Family Violence**: Tenant may terminate this lease if Tenant provides Landlord with a copy of a court
   order described under §92.016, Property Code protecting Tenant or an occupant from family violence
   committed by a cotenant or occupant of the Unit. Section 92.016, Property Code governs the rights
   and obligations of the parties under this paragraph. If the family violence is committed by someone other
   than a cotenant or co-occupant of the Property, Tenant must give written notice of termination 30 days prior to
   the effective date of the notice.

   (3) **Sex Offenses or Stalking**: Tenant may have special statutory rights to terminate this lease in certain
   situations involving certain sexual offenses or stalking, if the Tenant provides Landlord with the
   documentation required by §92.0161, Property Code. For more information about the types of situations
   covered by this provision, Tenant is advised to review §92.0161, Property Code.

   (5) **Other**: Paragraph(s) ___________________________ of the lease are amended as follows:
B. **Obligation to Return this Extension:** If Tenant does not sign and return this extension to Landlord on or before ____________, Landlord notifies Tenant that:

- [ ] (1) the lease, in accordance with its terms, will renew on a month-to-month basis, and Landlord notifies Tenant that the monthly rent will:
  - [ ] (a) be $ ________________, effective __________________________.
  - [ ] (b) remain the same.

- [ ] (2) the lease will terminate on __________________________ and Tenant must vacate the Property by the date of termination.

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<th>Landlord</th>
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Or signed for Landlord under written property management Agreement or power of attorney:

By: __________________________

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<th>Tenant</th>
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Printed Name: __________________________

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<th>Tenant's Phone &amp; E-Mail</th>
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<td>Home: __________________</td>
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<th>Firm Name: __________________________</th>
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Slawomir Leszinski
CONCERNING THE RESIDENTIAL LEASE OF THE PROPERTY AT ________________________________, between
_________________________________________ (Landlord) and ____________________________________________ (Tenant)

A. Amendments to Lease: Effective ________________, Landlord and Tenant extend and amend the
above-referenced lease as follows.

(1) The Expiration Date in Paragraph 3 is changed to: ________________________________.

(2) The monthly rent in Paragraph 5A is: □ changed to $ ____________________ □ remains the same.

(3) The named person and/or contact information in Paragraph 34F: □ remains the same □ is changed to:
Name: ________________________________ Phone: ________________________________
Address: ________________________________ Email: ________________________________

(4) Other: Paragraph(s) ________________________________ of the lease are amended as follows:

B. Obligation to Return this Extension: If Tenant does not sign and return this extension to Landlord on or before
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□ (1) the lease, in accordance with its terms, will renew on a month-to-month basis, and Landlord notifies Tenant that
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□ (b) remain the same.

□ (2) the lease will terminate on ________________________________ and Tenant must vacate the Property by the
date of termination.

Landlord Date Tenant Date

Or signed for Landlord under written property management
Agreement or power of attorney:

By: ________________________________

Printed Name: ________________________________

Firm Name: ________________________________

Tenant Date

Tenant Date

Tenant Date

Tenant's Phone & E-Mail

Home Work Mobile

E-Mail: ________________________________

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