

Your locks on your rental home have been “Texasized”!

What does this mean?

This service is provided by PRS for Prime Properties and their clients. PRS uses a licensed locksmith trained to make sure the house has all unique locking devices required by Texas Property Code, Chapter 92.

Texas has very specific, somewhat unique, requirements for the types of locks that must be installed on every “exterior” door of a rent property. An exterior door is any door providing access to the living area of the home; this includes the front door, any patio doors, or a door from an attached garage.

Texas Property Code defines the type of locks and where and how they must be installed. The law also requires viewing devices (peep holes) on each exterior door.

How much does it cost?

PRS provides this service, including the required lock change, at a cost of \$169.00 plus tax for any home with less than three exterior doors. Each door beyond the fourth door are Texasized at a cost of \$40.00 plus

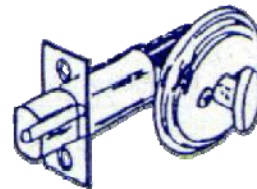
tax. The price includes the cost of the service call, all required hardware, and installation of the devices, re-keying and a set of three keys, two for the new resident and one for the property manager.

Do I have to pay this every time a tenant changes?

Texas law requires a landlord to re-key a house, at the landlords expense, within seven days of a tenant move-in. This is true even if the house has not had a previous tenant. The law is explicit that the landlord pays this expense. The charge for the re-key is currently \$75.00 plus tax, regardless of the number of cylinders to be re-keyed.

What if a resident wants to change the locks while they are living there?

This is an issue handled by your property manager. The lease states the tenant can change locks in coordination with the property manager to insure the Landlord can have access if needed. The tenant pays for lock changes due to a tenant request.



If you have any other questions, please call your property manager at Prime Properties.