



**Equity Property Management Group**

227 N Loop 1604 East, Ste 150 San Antonio, TX 78232

Office (210) 568-7668 Fax (832)200-1282

www.EquityPMG.com admin@equitypmg.com

## TEXAS PROPERTY CODE INFORMATION

### Specifications for Security Devices (Required by Texas Property Code, Chapter 92, Subchapter D as of January 1995)

**Keyless Deadbolts or Keyless Bolting Devices:** with 1" bolt throws, 36" to 48" above floor (*up to 54" if installed prior to 9/1/93*) required on all exterior entry doors, including door leading into garage from dwelling unit. Installed between

**Keyed Deadbolts or Keyed Doorknob Locks:** with 1" bolt throws, 36" to 48" above floor (*up to 54" if installed prior to 9/1/93*) required on all exterior entry doors; including door leading directly into garage from dwelling unit.

**Sliding Door Pinlock Height:** Installed no higher than 48" above the floor (*up to 54" if installed prior to 9/1/93*)

**Door Peephole:** Each exterior door, including door leading directly into garage from dwelling unit, must have a peephole or door viewer.

**Sliding glass door:** Each sliding glass door must have either a security bar or door handle latch. It must also have a pin lock, preferably at the bottom (to avoid a violation of fire code) so that a child or handicapped person is able to remove it to escape the dwelling in an emergency.

**Window Latches:** All windows must have working latches and must be able to be locked.

**French Doors:** Must have threshold bolt and upper doorjamb bolt with  $\frac{3}{4}$ " throw on one door and the other door must have a keyless deadbolt or keyless bolting device. If used as a main entry door there must also be a keyed deadbolt or keyed doorknob lock.

**Required to Re-Key:** Texas property code requires that locks be re-keyed when owners vacate and at each tenant turnover. Equity Property Management Group will contact a licensed locksmith to install such locking devices or rekey as needed to comply with the law for **each new tenant**. This will be an expense charged to owner's account.

**This letter acknowledges that I have been informed of the laws regarding the requirement for the required locks and re-keying of the rental property.**

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Date



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## Smoke Detector Information Acknowledgement

Owner(s) Name: \_\_\_\_\_

Subject Property: \_\_\_\_\_

This confirms my agent has informed me of the smoke detector requirements of the Texas Property Code, referred to as Property Code, in tenant dwellings.

- ( ) I have installed operative smoke detectors which to the best of my knowledge are placed in accordance with state laws and city building codes in the above referenced property.
- ( ) I agree to allow Equity PMG to install smoke detectors in my property to comply with the Property Code.
- ( ) I will install smoke detectors in accordance with the state laws and city building codes and I indemnify Equity PMG of any and all liability arising from my failure to install the required smoke detectors.

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Date