

OWNER BENEFIT PACKAGE OPTIONS

This is an optional program that addresses some enhanced services for your property in addition to regularly scheduled preventative maintenance. Our goal with the preventative maintenance is to preserve the value of the property and to reduce any maintenance expenses associated with deferred or neglected maintenance. If you would like to participate in this program please select which option you would like. If you wish to not participate please indicate that as well.

Peace of Mind Package. \$69.00/month. Includes; Rent advance, rent protection, realtime legislative alerts, legal and re-tenanting expense shield, market reports, detailed financial review, quarterly drive by inspections.

Pest Control Package. \$29.00/month. Includes; pest control 4 times maximum per year. Not all pests included. Please see the second page for details.

Maintenance Package. All packages include a turnover rekey

4 services \$79.00/month. Includes 4 services; rain gutter cleaning, water heater flush, HVAC tune up, dryer vent cleaning. Also includes turnover rekey.

3 services only \$69.00/month. Includes your choice of 3 of the above maintenance items. Includes turnover rekey.

2 services only \$59.00/month. Includes your choice of 2 of the above maintenance items. Includes turnover rekey.

***Selection of one of these packages enrolls your property in the OBP. As these are service based items, a 90 day notice is required.

Full Owner Benefit Package

Includes all the packages above. When bundled together the cost is \$149.00/month. This includes 4 maintenance services and the turnover rekey.

If you require only 3 services the price is \$139.00/month

If you require only 2 services the price is \$129.00/month

I would like to opt out of this Owner Benefit Package

Peace of mind package details;

Should you enter a Rent Advance™ transaction, the subject rental unit must remain subscribed in the Owner Benefit Package™ for the duration of the Rent Advance™. As part of your Owner Benefit Package™ subscription, you will be charged for the Owner Benefit Package™ for the duration of the Rent Advance™ transaction period. This charge will be reflected in your transaction payment schedule, which can be found on the last page of the Rent Advance™ Agreement.

Pest Control Package details;

Pest Control, Pest Assurance,

Pest Assurance, powered by Pest Share, guarantees pest control coverage and allows for up to four services for active infestations within a 12-month period (starting from the day of the 1st claim submitted) with a maximum of three pests covered per service. Each service includes a 30-day warranty, and all service requests are subject to review by Pest Share.

The pests covered by the Pest Assurance program shall include ***Bedbugs, Ticks, Fleas, Mites, American Cockroach, German Cockroach, Oriental Cockroach, Other Cockroach, Weevils, Mites — Cover, Dust, etc.", Mice, Other Ants.*** Owner acknowledges and agrees that pests not included in the Pest Assurance program may require additional services and fees.

In the event that a pest issue is reported that is not covered by the Pest Assurance program, Owner understands and agrees that Pest Share will communicate all available alternatives to your resident or your Property Manager – as appropriate. Pest Share will ensure that your management company is promptly notified if any wood-destroying organisms, such as termites are reported, and if services such as rodent sanitization, proofing, and exclusion are required.

Pest Share provides added value by offering alternative solutions and services that frequently waive trip charges and provide discounts for supplementary services, in addition to the Pest Assurance program. Pest Share's commitment to resolving pest issues in a timely and effective manner ensures the satisfaction of both the Owner and the resident(s) of the property.

Owner acknowledges and agrees that any such alternative solutions and services provided by Pest Share are not covered by the Pest Assurance program and that the fees for such services shall be paid separately in accordance with the terms of the Management Agreement.