

## **RESIDENT BENEFITS PACKAGE LEASE ADDENDUM**

The Your Neighborhood Realty, Inc Resident Benefits Package (RBP) delivers savings and convenient, professional services that make taking care of your home second nature at a cost of \$39.95 per month, payable with Rent and defined as additional rent.

Tenant, Landlord and Your Neighborhood Realty, Inc mutually agree that the Resident Benefits Package is as defined in this Addendum and variations of inclusions may exist due to property specifications and availability Your Neighborhood Realty, Inc is managing the home. The total monthly cost of the Resident Benefits Package is all-inclusive, and no discounts will be given if any element(s) of the Resident Benefits Package are discontinued and/or unavailable due to property-specific limitations, availability of services or any other reasons. Landlord and/or Your Neighborhood Realty, Inc may have business relationships or affiliations with vendors and suppliers of services or products to the Tenant and may receive financial or other benefits from that relationship or affiliation.

**HVAC FILTER DELIVERY:** Tenant shall receive dated HVAC filter(s) delivered to their home approximately every 90 days for Tenant's convenience if the property has an HVAC system with disposable filters. Tenant shall properly install the filter that is provided within two (2) days of receipt and take a photo of the filter and the date. Tenant hereby acknowledges that the filters will be dated and subject to inspection by Landlord upon reasonable notice to verify replacement has been timely made. Tenant's failure to properly and timely replace the filters is a material breach of this agreement and Landlord shall be entitled to exercise all rights and remedies it has against Tenant and Tenant shall be liable to Landlord for all damages to the property or HVAC system caused by Tenant's neglect or misuse. If at any time Tenant is unable to properly or timely install a filter, Tenant may notify Landlord in writing and Landlord shall arrange for installation and may charge a trip fee or other fee to Tenant to perform the filter change. Tenant acknowledges that if the property does not have an HVAC system with disposable filters, there will be no filter(s) provided and there is no discount to the overall Tenant cost of the Resident Benefits Package.

**CREDIT BUILDING:** Landlord shall provide credit reporting to cast positive payment history through a third-party service. Landlord is not responsible for any misrepresentation, erroneous reporting, and/or lack of reporting by the third-party service. Tenant understands that any disputes will be handled directly between Tenant and the third-party service.

### **Renters Insurance Requirements & Program**

The Landlord requires Tenant obtain liability coverage of at least \$100,000 in property damage and legal liability from an A-rated carrier and to maintain such coverage throughout the entire term of the lease agreement. Tenant is required to furnish Landlord evidence of the required insurance prior to occupancy, at the time of each lease renewal period, and upon request.

To satisfy the insurance requirement, Tenant may either (1) be automatically enrolled into a policy that satisfies the coverage requirements as part of the Resident Benefits Package; or (2) obtain alternative liability coverage from an insurer of Tenant's choice. The option Tenant chooses will not affect whether Tenant's lease application is approved or the terms of Tenant's Lease.

**Option 1: Do nothing.** Tenant will be automatically enrolled into an insurance policy as part of the Resident Benefits Package. No further action is required. Coverage will begin on the effective date of Tenant's lease and continue throughout the lease term. Please refer to the evidence of insurance that is supplied by Your Neighborhood Realty, Inc for additional coverage details. The Resident Benefits Package monthly rate will be adjusted by the premium amount in the policy.

**Option 2: Buy a policy.** If Tenant prefers, Tenant may find, purchase, and maintain another policy that satisfies the Landlord's requirements. The Resident Benefits Package monthly amount will be adjusted accordingly. Visit <http://insurance.residentforms.com/> and follow the instructions listed there to provide evidence of the required insurance coverage to your Landlord. It is Tenant's responsibility to pay premiums directly to your insurance provider. If the policy is terminated or lapses, Tenant will be subject to a **lease violation fee of \$25** and agrees to be subsequently enrolled into the policy referenced in Option 1 above.

**\$1M Identity Protection:** By executing this agreement, you are agreeing to Aura's IdentityGuard Terms of Service and Privacy Policy with respect to the identity theft protection service provided as part of the RBP, which can be found at [www.identityguard.com/www.aura.com](http://www.identityguard.com/www.aura.com).

**RESIDENT REWARDS:** Tenant shall have access to the resident rewards program. Rewards are to be accessed online and are activated at Tenant's sole discretion through use of a mobile application provided by the rewards provider. Rewards will provide Tenant with available rewards as a preferred customer of Landlord.

**UTILITY CONCIERGE SERVICE:** Tenant shall have a concierge service available to aid in utility, cable, internet, and other relevant service(s) activation. Tenant maintains the right to facilitate his/her own service activations. Tenant agrees to abide by all HOA and other lease restrictions and guidelines applicable to utilities.

**HOME BUYING ASSISTANCE:** Your Neighborhood Realty, Inc is a Licensed Real Estate Broker and offers buyer representation services and referrals to Tenants enrolled in the Resident Benefits Package for the purchase of real property. Compensation and detail of such services shall be agreed upon in a separate Agreement outside of this Lease.

**ONLINE PORTAL ACCESS:** Tenant shall have convenient online portal access for the purposes of reviewing pertinent documents, payment of Rent and other fee(s), and reporting maintenance concerns. Landlord reserves the right to restrict payment access to Tenant, at Landlord's sole discretion, should a pattern of delinquency arise and/or persist.

**FREE ONLINE RENT PAYMENT:** Tenant can make rental payments free of additional charge by using their Tenant Portal to initiate ACH and automatic ACH transactions. Rental payments using cash may also be made by Tenant at participating retailers (as applicable) for a service fee at the Tenant's expense. Restrictions of payment methods by the Landlord are permissible should a pattern of delinquency arise and/or persist.

**24-HOUR MAINTENANCE COORDINATION SERVICE:** Tenant will be able to conveniently and easily report maintenance concerns outside of normal business hours via the online Tenant Portal or using a 24/7 maintenance hotline for urgent and emergency maintenance.

**VETTED VENDORS:** Most third-party vendors performing services at the Property shall be from Your Neighborhood Realty, Inc approved vendor network and are vetted for quality service and professionalism. However, not all vendors will be from Your Neighborhood Realty, Inc approved vendor network. Examples include but are not limited to vendors assigned by warranty service providers and vendors selected by Landlord outside of Your Neighborhood Realty, Inc approved vendor network.