



Resident Benefit Package Addendum

The Wright Property Group Resident Benefit Package (RBP) delivers savings and convenient, professional services that make taking care of your home second nature. This Addendum constitutes an addendum to the Lease pertaining to the Property and is incorporated therein by reference. Unless expressly defined in this Addendum, all capitalized terms shall have the meaning assigned to them in the Lease. The Resident Benefit Package may be amended to reflect additions and subtractions to package offerings by providing 30 day written notice to the resident.

Resident agrees to pay Wright Property Group a monthly Resident Benefit Package fee of \$47.00 (the "RBP Fee") without demand on or before the (1st) first day of each calendar month of the Lease term and any renewals or extensions thereof. Anything to the contrary in the Lease notwithstanding, it is agreed that the RBP Fee shall be characterized as "additional rent," and shall be subject to late fees as provided in the Lease if not paid within three (3) days of the due date.

HVAC Filter Delivery: A portion of the RBP Fee will be used to have HVAC filters delivered to the Premises approximately every 30 days, or as required by your HVAC system.

Resident shall properly install each delivered filter that is provided within two (2) days of receipt. Resident hereby acknowledges that the filters will be dated and subject to inspection by Landlord or Landlord's agent upon reasonable notice as provided in the Lease to verify replacement has been timely made. If at any time Resident is unable to properly or timely install a filter, Resident shall immediately notify Wright Property Group in writing.

Resident's failure to properly and timely replace the filters in accordance with this paragraph is a material breach of the Lease and Landlord shall be entitled to exercise all rights and remedies available under the Lease. In addition, Resident shall be liable to Landlord for all damages to the property or HVAC system caused by Resident's failure to timely and properly install delivered HVAC filters.

Late Fee Waiver: In consideration for Tenant's payment of the RBP Fee, Landlord grants to Tenant a Late Fee Waiver. The said Late Fee Waiver may be used by Tenant one time during each 12 month period to offset up to 7 days of daily late fees accruing under the Lease or this Addendum.

Returned Payment Fee Waiver: In consideration for Tenant's payment of the RBP Fee, Landlord grants to Tenant a Returned Payment Fee Waiver. The said Return Payment Fee Waiver can be used once in a 12 month period to offset any fee resulting from a Tenant's payment of rent or other charges accruing under the Lease being returned.

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Accidental Lock Out Services: In consideration for Tenant's payment of the RBP Fee, Landlord grants to Tenant one (1) complimentary lockout assistance visit. In the event Tenant is locked out of the Premises, Wright Property Group will open the Premises at no charge (keyless deadbolt must not be activated otherwise fees could apply). This service does not apply to locked glass storm doors.

Resident Rewards: Resident acknowledges that a Resident rewards program is made available to them by Landlord. Rewards are to be accessed online and are activated at Resident's sole discretion through use of a mobile application provided by the rewards provider. Rewards will provide Resident with available rewards as a preferred customer of Landlord.

Credit Building: Landlord provides optional credit reporting to cast Tenant's positive payment history through a third-party service. Tenant acknowledges and agrees that Landlord shall not be responsible for, and is hereby released from all claims, suits and demands arising from any misrepresentation, erroneous reporting, and/or lack of reporting any third-party service. Resident understands that any disputes related to credit reporting pursuant to this Addendum will be handled directly between Resident and the third-party service. At Tenant's option, Landlord can also report up to 24 months of past payment history if Resident has rented a property through Wright Property Group during this time.

\$1M Identity Protection: By executing this agreement, Resident agrees 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.

Home Buying Assistance: Landlord is a Licensed Real Estate Agent and/or Broker and offers buyer representation services and referrals to Residents enrolled in the Resident Benefits Package for the purchase of real property. You will receive a rebate of \$750 for using a Realtor with Wright Property Group to complete your property purchase. Compensation and detail of such services shall be agreed upon in a separate Agreement outside of this Lease. Rebate will be paid upon the closing of your new home.

24-Hour Maintenance Coordination Service: Landlord shall allow access to Resident to report maintenance concerns outside of normal business hours via the online Resident portal, or other such means as made available by Landlord including an after hours emergency line. Work orders are monitored 24/7 by real individuals and assigned to qualified vendors for follow up upon receipt.

Online Portal Access: Resident will have dedicated online portal access for the purposes of reviewing pertinent documents, payment of Rent and other fee(s), and reporting maintenance concerns 24/7.

Vetted Vendors: Landlord will ensure all third-party vendors are appropriately licensed, bonded, and insured.

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On Demand Pest Control: Wright Property Group will offer 4 pest control treatments per year on demand for visible insects, interior ants, roaches and wasps. The four pest control treatments can be utilized on a quarterly basis based on a 12 month calendar year beginning January 1. Pest control is limited to interior treatment and exterior of the home but only for insects in direct contact with the home (wasps, ants, etc). On Demand Pest Control does not include full yard treatment. Residents can easily report visible pests through your portal, ensuring swift and effective treatment.

Resident Signature

Date

Resident Signature

Date

Resident Signature

Date

Property Manager Signature

Date