



## **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. Resident agrees to pay Wright Property Group a monthly Resident Benefit Package fee of \$30.00 payable without demand with rent on or before the (1st) first day of each calendar month as outlined in the lease agreement. Like the rent, it also is subject to the grace period of 3 days before late fees begin to accrue in accordance with the lease.

**HVAC Filter Delivery:** A portion of Resident's total amount due will be used to have HVAC filters delivered to their home approximately every 60 days, or as required by your HVAC system. Resident shall properly install the 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 upon reasonable notice 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 Landlord in writing. Resident'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 Resident and Resident shall be liable to Landlord for all damages to the property or HVAC system caused by Resident's neglect or misuse.

**Late Fee Waiver:** This can be used once in a 12 month span and is good for a max benefit of 7 days worth of late fees being waived.

**Returned Payment Fee Waiver:** This can be used once in a 12 month span and will be used to offset any fee resulting from a payment being rejected.

**Accidental Lock Out Services:** One free lockout assistance visit. In the event you lock yourself out of your home, we will open your home for you at no charge (keyless deadbolt must not be activated for terms to apply).

**Move-in Concierge Service:** Resident acknowledges that Landlord will make available a concierge service to Resident to aid in utility, cable, internet, and other relevant service activations. Resident maintains the right to facilitate his/her own service activations. Resident agrees to abide by all HOA and other lease restrictions and guidelines applicable to utilities.

**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 credit reporting to cast positive payment history through a third-party service. Landlord is not responsible for any misrepresentation, erroneous reporting,

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(Continued)

and/or lack of reporting by the third-party service. Resident understands that any disputes will be handled directly between Resident and the third-party service. Landlord can also report up to the past 24 months of payment history for an immediate boost if Resident has rented a property with 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](http://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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Resident Signature	Date
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Resident Signature	Date
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Resident Signature	Date
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Property Manager Signature	Date
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