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RESIDENT BENEFITS PACKAGE

THE RESIDENT BENEFITS PACKAGE IS REQUIRED WITH ALL LEASE AGREEMENTS WITH MIDCITI PROPERTY MANAGEMENT AND WILL BE BILLED ON A MONTHLY BASIS (\$49)

GENERAL PEST CONTROL TREATMENT: General treatment of interior and perimeter wall exterior. Tenant may request treatment via the tenant portal up to three times per year, and we will send out our preferred professional pest control company.

EASY ONLINE RESIDENT PORTAL: Used for Payments, Electronic Statements and Maintenance Requests: You have 24/7 access to your Tenant Portal to submit maintenance requests, pest control treatment, pay rent online using ECheck/ACH payment option with no fee, as well as access to electronic documents. Mobile access included.

HVAC AIR FILTER PROGRAM: Property Management will facilitate delivery of HVAC filters to the property every 60 days. Residents 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 the 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, A/C or heating system caused by Resident's neglect or misuse.

1 MISSED APPOINTMENT WAIVER: We know things come up and appointments can be missed, avoid that missed appointment fee for 1 forgiveness. (Once Annually)

1 ACH/NSF REVERSAL WAIVER: Property Management will grant a one-time waiver of a returned ACH or Check payment fee. (Once Annually)

LATE PAY FORGIVENESS: Good for use once Annually (5 days max forgiveness, Once Annually)

NO COST BATTERY REPLACEMENT: On Smoke Alarms, CO2 Detectors and HVAC Control Unit. If you hear your detectors beeping due to low battery, give us a call and we will get you taken care of.

UTILITY CONCIERGE SERVICES: Our utility concierge service will handle setting up everything from utilities like electricity, gas and water to extras like high speed internet and security systems, all at no cost to you.

HOME BUYING ASSISTANCE: MIDCITI REALTY/PM is a Licensed Real Estate Brokerage and offers buyer representation services and referrals to residents 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.

FREE CREDIT REPORTING: Property Manager will report all rental payments during the lease to TransUnion. Tenants will receive the benefit of positive credit reporting for all on-time payments.