



## Additional Services - Optional

The Basic Management Plan includes the following management duties outlined in the Residential Leasing and Property Management Agreement (TXR-2201) along with the following terms and benefits: 1) Pet damage guarantee up to **\$1,500**, 2) One (1) Property (random) Inspections per calendar year.



**Premium Management Plan: \$139.00 per month \_\_\_\_\_ [ACCEPT]**

Premium includes all rights, terms, and conditions described in the above for Basic Management Services (above) PLUS with the following upgraded terms and benefits: 1) Tenant Placement Guarantee for up to 6 months, 2) FREE Eviction Protection for up to 6 months, 3) Two (2) Property (random) Inspections per calendar year, 4) No charge for Home Warranty Repair Management.

Units	BASIC	PREMIUM
1-4	\$99.00	\$139.00
5-9	\$89.00	\$124.00
10+	\$79.00	\$109.00

*\*\*Discount Pricing cannot be combined with any other offers\*\**

### Eviction Protection Plan- (included in the Premium Management Plan)

The Broker/Manager will manage the eviction process on behalf of Owner, where an event of default has occurred such that eviction is necessary. In lieu of Owner handling the eviction process, where permitted by the court or law in the jurisdiction where the Property is located, Broker/Manager will represent Owner's interests in such an eviction action. In the event an eviction is necessary, the Eviction Protection Plan shall provide Owner with coverage for Broker/Manager to perform court filing fees (to file an eviction), processing fees, process server fees, and the representation by Broker/Manager at an eviction proceeding on Owner's behalf (where permitted by law). The total amount of fees paid by the Broker/Manager shall not exceed **\$800.00** in any twelve (12) month period. In the case of certain court actions, including but not limited to an appeal, or in the event Owner is a corporation, LLC, or similar entity, Owner may be required to have its own attorney present to represent it at such eviction hearings. In such an event, Owner may not be represented by Broker/Manager in the eviction process, and Owner may be responsible for hiring its own attorney; however, Broker/Manager will pay court filing fees, processing fees, process server fees as prescribed above. The Eviction Protection Plan does not afford coverage for or insure Owner against past due rent and does not provide any form of warranty or protection against additional costs or damages created, caused, accrued, or permitted by Tenant. This service is only available to Tenants placed using Broker/Manager's Tenant Placement program where a commission was earned and said Tenant must be managed by Broker/Manager. The **\$299.00** fee shall be waived for the initial service of the Eviction Protection Service. This program is subject to the approval by the Broker/Manager for each Property and Tenant, as some Properties or Tenants may not be eligible, in the sole discretion of Broker/Manager. The term of this service shall be twelve (12) months. Once term has been met, this service shall renew on a month-to-month basis unless terminated by either party providing thirty (30) days written notice.

**\*\*\*NOTE: This program is not available if the Owner, and not Broker/Manager, placed the Tenant into the Property. \*\*\***



## Additional Services - Optional

### Tenant Placement Guarantee- (included in the Premium Management Plan)

The Tenant Placement Guarantee shall begin on the date the Tenant takes occupancy of the Property and shall terminate six (6) months after said Occupancy Date.

This Guarantee provides the Owner with the benefit of Broker/Manager offering the Tenant Placement services outlined in the Tenant Placement Agreement at no charge and to find a replacement Tenant for the specific property or unit covered by the Agreement. This Guarantee is not applicable for any other property owned by the Owner. If, during the guaranteed coverage period, the Owner or another company procures a replacement Tenant, or Owner retakes possession of the Property, the Guarantee is deemed satisfied. Broker/Manager's Guarantee coverage is limited to efforts by Broker/Manager to find a replacement Tenant, and Broker/Manager bears no responsibility for any commission, fee, or payment due from Owner to any other Broker/Manager or company engaged by Owner. If Owner refuses to maintain Property in accordance with Texas Property Code, this Guarantee may be voided by Broker/Manager. Once a replacement Tenant has been procured, the guaranteed coverage shall be deemed satisfied and terminated, with no further or repeat coverage available on replacement Tenant(s). This Guarantee is non-transferrable, non-assignable, and expires as stated above. If Owner terminates management with Broker/Manager, the Guarantee shall revert to non-managed placement and shall warranty terminate immediately. This Guarantee has no independent value, nor may it be sold or redeemed in cash. The Broker/Manager shall not be liable for any past rent, late fees, damages, any court fees, legal expenses, or unpaid utilities as a result of Tenant placement or Tenant default. The Broker/Manager makes no additional guarantee or promises, whether implied or otherwise. The Broker/Manager must approve of the Tenant, prior to Lease execution, for this Guarantee to be valid.

### Pet Damage Guarantee-

The Broker/Manager's policy is that all properties that we list are "pet friendly," unless the owner states otherwise or an HOA with jurisdiction over the Property has prohibited pets in their covenants or community rules. This is to ensure compliance with fair housing laws by treating all properties and applicants equally, as well as allowing for standardized policies and procedures within our company. Broker/Manager provides a **\$1,500.00** Pet Damage Guarantee to Owner for any damage to the home due to pets. Tenant's security deposit will first be applied to any charges for pet damage prior to Broker/Manager covering any damage under this guarantee. The determination of what constitutes damage to a pet shall be made solely by the Broker/Manager. To have repairs for pet damage paid by the Broker/Manager under this guarantee, the Owner must agree to use Broker/Manager's approved vendors for all rent-ready repairs, and Property must still be managed by Broker/Manager at the time of the repairs. Assistance animals as defined by federal and state law (to include any animal that assists a Tenant in any way with a legitimate disability) are not considered pets, cannot be denied even in an HOA community that does not allow pets, are not subject to any pet fees, and therefore cannot be covered by the Pet Damage Guarantee. The owner hereby agrees to this policy.

Management Fee Pre-Pay Discount:  [ACCEPT]

Owner agrees to participate in the Management Fee Pre-Pay Discount program. By paying the total (based on the lease terms) management fees of the due Broker/Manager, Owner will receive a **10%** discount on that total. This discount may be used on the Basic and Premium service plans and cannot be combined with any other discounts or promotional pricing. This amount is non-refundable for ANY reason.

Signature Date: \_\_\_\_\_

Signature | Date: \_\_\_\_\_