Management Plan Options & Protection Benefits

Optional services and enhanced owner protections

Basic Management Plan. Includes the management duties outlined in the Residential Leasing and Property Management Agreement (TXR-2201), plus a Pet Damage Guarantee up to $1,500 and one (1) random property inspection per calendar year.

Premium Management Plan

Enhanced management services and owner protections	$139 / month

Premium includes all Basic Management services, plus: Tenant Placement Guarantee for up to 6 months; Eviction Protection; two (2) random property inspections per calendar year; and no charge for Home Warranty Repair Management.

☐ **ACCEPT PREMIUM MANAGEMENT PLAN**

Volume Pricing

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 other offers.

Eviction Protection Plan

Included with Premium Management. When a tenant default requires an **uncontested eviction**, Broker/Manager will manage the eviction process on Owner's behalf and, where permitted by law and the court, may represent Owner's interests in the proceeding.

• **Coverage** includes court filing fees, processing fees, process-server fees, and Broker/Manager representation where permitted, up to a total benefit of **$800 in any twelve (12) month period**.

• **Uncontested Evictions Only.** Coverage is limited to routine, uncontested eviction proceedings. Contested matters, appeals, jury trials, attorney representation, and other legal proceedings outside the standard eviction process are not included unless otherwise agreed to in writing by Broker/Manager.

• **Attorney Representation.** Owner may be required to retain an attorney when representation by Broker/Manager is not permitted by law or the court, including certain proceedings involving a corporation, LLC, or similar entity. Any attorney fees or legal expenses are the responsibility of Owner unless specifically stated otherwise in writing.

• **Exclusions.** The plan does not provide coverage for or insure Owner against **past-due rent**, nor does it provide any warranty, reimbursement, or protection against **additional costs, losses, or damages created, caused, accrued, or permitted by the Tenant**.

• **Eligibility.** Coverage is limited to tenants placed through Broker/Manager's Tenant Placement program where a commission was earned, and the property must remain managed by Broker/Manager.

• **Service Fee & Term.** The standard **$299 Eviction Protection service fee is waived** for eligible properties under the Premium Management Plan. Eligibility remains subject to Broker/Manager approval. Coverage is provided for twelve (12) months and thereafter renews month-to-month unless either party provides thirty (30) days' written notice.

Important: This program is not available when the Owner, rather than Broker/Manager, placed the tenant.

Tenant Placement Guarantee

Included with Premium Management. Coverage begins on the tenant's occupancy date and ends six (6) months later.

The Guarantee provides Tenant Placement services at no additional placement charge to locate a replacement tenant for the specific property or unit covered by the Agreement. It does not apply to any other property owned by Owner.

If Owner or another company procures a replacement tenant, or Owner retakes possession of the property during the coverage period, the Guarantee is deemed satisfied. Broker/Manager is not responsible for commissions or fees owed to another broker, manager, or company engaged by Owner.

Coverage may be voided if Owner refuses to maintain the property in accordance with the Texas Property Code. Once a replacement tenant is procured, the Guarantee is satisfied and terminates; no repeat coverage applies to the replacement tenant.

The Guarantee is non-transferable, non-assignable, has no cash value, and terminates immediately if Owner ends management with Broker/Manager. It does not cover past-due rent, late fees, damages, court costs, legal expenses, or unpaid utilities. Broker/Manager must approve the tenant before lease execution for the Guarantee to be valid.

Pet Damage Guarantee

$1,500 owner protection. Properties listed by Broker/Manager are treated as pet-friendly unless Owner states otherwise or an applicable HOA prohibits pets, subject to fair housing requirements.

Broker/Manager provides up to $1,500 toward qualifying pet damage. The tenant's security deposit will first be applied to pet-damage charges before coverage under this Guarantee.

Broker/Manager determines qualifying pet damage. To receive payment under the Guarantee, Owner must use Broker/Manager-approved vendors for rent-ready repairs, and the property must remain under Broker/Manager management at the time repairs are completed.

Assistance animals recognized under applicable federal or state law are not considered pets, are not subject to pet fees, and are not covered by the Pet Damage Guarantee.

Management Fee Pre-Pay Discount

SAVE 10% ON MANAGEMENT FEES

Owner may pre-pay management fees for the lease term and receive a 10% discount on the total management fees due. Available with Basic and Premium plans. This discount cannot be combined with other discounts, promotional pricing, or volume pricing. Pre-paid amounts are non-refundable for any reason.

☐ **ACCEPT MANAGEMENT FEE PRE-PAY DISCOUNT**

Owner Acknowledgment

By signing below, Owner acknowledges the selected optional services, applicable eligibility requirements, limitations, and terms described in this document.

_____ _____

Owner Signature / Date

Owner Signature / Date