

OWNER

Guarantees



Happiness Guarantee

If for any reason you are not completely happy with our services and want to leave us, you may cancel your property management agreement without penalty with 30-day's notice. The notice period allows for a smooth and professional transition for the resident, wrap-up of any outstanding maintenance items and invoices, and assignment of the lease and security deposit funds properly over to you so we transfer a happy resident.

Results & Payment Guarantee



Our results guarantee ensures that you have the peace of mind of knowing we are working hard for, and you will not pay us until a tenant is placed and has paid rent. That's right, you don't pay us anything until we produce results for you. At HomeLab, we don't collect management service fees until we have a renter moved in and rent is collected. We do all the heavy lifting – market your home, schedule showings, screen applicants, draft the lease, and facilitate tenant move-in – all before being paid a dime. If we are leasing your property for you, we do all the work up front, and you don't pay us until you get a qualified Resident, and they move into your property. That means we aggressively market and show your property, screen the tenants, handle all the paperwork and perform a move in inspection...all before we get paid anything.

On Time Rent Guarantee

Making sure you get your money as soon as possible is part of our job and the reason why we offer our On-Time-Rent Guarantee. What this means is that we will get your payments distributed to you by the 10th business day of the month when the Resident pays rent by the first of the month. If we can't do this for you then we didn't do our job and we will pay that month's management fee back to you.

Leasing Guarantee



We certify that you will NEVER have to pay 2 leasing fees or Resident placement commission in the same 12-month period. We guarantee your resident will stay 12 months, or we will find a replacement for equal or better rent FOR FREE.



21 Day Guarantee

Looking for a quality resident for your home? Look no further! HomeLab Property Management guarantees to find a qualified Resident for your property in 21 days or less. If we don't meet this commitment, you won't pay a dime for your first month of management fees. Why wait when you can have assurance and speed? Put us to the test—ask our competitors if they can match this offer! Choose HomeLab and experience the pinnacle of efficiency and reliability in property management.



Response Time Gurantee

At HomeLab Property Management, we understand that time is of the essence. That's why we pledge to respond to all communications within 24 business hours—because nobody likes waiting for an answer. Whether it's a question, concern, or request, our dedicated team is here to ensure you receive prompt, attentive, and effective service. With our commitment to rapid response, you can trust that managing your property will be as seamless and stress-free as possible. Choose HomeLab and stay connected and supported every step of the way.

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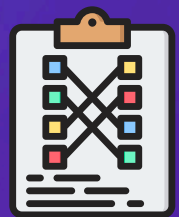
Security Deposit Guarantee

As a valued partner, we are continuously seeking innovative ways to enhance the rental experience for both our property owners and residents. Within our Preferred Resident Program, Residents have an optional program that alleviates the burden of up-front security deposit costs. By opting in, residents pay a one-time fee instead of a traditional security deposit, which is typically equal to one month's rent. HomeLab is committed to providing innovative solutions that benefit our homeowners and residents alike. With this program and guarantee, we are redefining the rental landscape, offering more flexibility for residents and more security for owners and providing a powerful marketing tool for your property, making it stand out in the rental market. Here's what it means for you:

1. **Increased Protection:** HomeLab will guarantee your property up to the amount typically covered by a traditional security deposit.
2. **Market Advantage:** This program positions your property as a more attractive option for potential residents by reducing their initial move-in costs.
3. **Asset Security:** Should any damages or unpaid rent occur, HomeLab's Security Deposit Guarantee ensures that you receive the same level of protection as a standard security deposit.

Enjoy the peace of mind that comes with knowing your investment is protected, even with reduced up-front costs for residents.

Price Match Guarantee



We know there are other property management options out there. Our excellent customer service and guarantees are what set us apart. If you find a competitor that offers equivalent property management services to what we do, we will happily match that competitor's management fee price. You won't have to worry about sacrificing incredible service and proven processes just to save money by going with a different property management company. All you have to do is present the competitor's proposal to us before signing the management agreement and we will adjust pricing to match it. This is valid on new contracts only and is not retroactive. This way, you get the price that is right for you, along with all the benefits of our services and guarantees.

NO!

No Mark Up Guarantee

You pay what we pay for repairs and maintenance. Other property management companies often charge markups when repair work is performed on a property. We believe in full transparency and cost-efficiency for our clients. That's why we never mark up or add any additional costs to maintenance or work orders on your property. We pass on any discounts we receive directly to you, ensuring you pay only the actual cost of repairs—no more, no less. Our commitment to saving you money is matched only by our dedication to providing the highest level of service. Choose HomeLab for straightforward, honest property management where your savings are as important as your satisfaction.

Vendor Guarantee



At HomeLab Property Management, we guarantee that every vendor who works on your property is fully licensed and insured, ensuring the highest standards of safety and professionalism. We meticulously select our partners to provide you with peace of mind, knowing that your property is in expert hands. Our commitment to using only qualified professionals means your investment is protected and enhanced by top-notch service and care. Trust HomeLab for reliable, secure, and skillful property management—because your property deserves nothing less.

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Insured Resident Guarantee

We guarantee that every Resident we place is covered by \$100,000 in liability insurance. We are able to guarantee this because we also provide the coverage ourselves. No more worrying about uninsured Residents.

Maintenance Guarantee



When you choose our services for your property's general maintenance needs, you're not just getting expert care today—you're securing reliability for the future. We stand proudly behind the quality of our work with a one-year workmanship guarantee. Any maintenance we perform comes with the promise of durability and precision, ensuring that your property remains in top condition. Trust us to deliver excellence and if anything goes amiss within a year, we'll make it right, free of charge. Opt for excellence, opt for peace of mind—choose our guaranteed maintenance services today!

Easy Switch Guarantee



Thinking of changing your property management company? With us, switching is seamless and stress-free! Our dedicated team takes care of every detail involved in transitioning from your current management to our expert services. We handle all the paperwork, set up, and coordination, ensuring a smooth and efficient switch. Experience the difference with a property management company that works as hard as you do to maintain and enhance your property's value. Choose us and enjoy effortless management and peace of mind. Switch today and leave the heavy lifting to us!

Cost Control Guarantee



It is important to us that we communicate openly with you about costs and repairs at a property. Property repairs are inevitable, but that doesn't mean you should be blindsided by unexpected expenses. We believe in ensuring our owners have approval of expensive repairs at their property outside of emergencies and habitability situations. At Beyond Property Management we value open communication and transparency

Always Adding

DISRUPT - INNOVATE - CHANGE

At HomeLab Property Management, we are constantly on the cutting edge, always incorporating the latest and greatest in property management to ensure superior service. Our clients are our world, and your feedback is crucial to our innovation. We are eager to hear from you—whether it's something new you'd like us to offer or a way we can enhance our services. Your thoughts matter deeply to us, and they help shape the future of our offerings. Partner with HomeLab, where your input drives our excellence. Let's make property management better, together.