

RESIDENT

Benefits Package

RENT, PLAN, BUY PROGRAM

A missing piece in the world of renting! This specialty program was created to make the dream of homeownership a true reality for prospective residents. Real estate is an investment in your future and we are here to help. Enroll in Rent, Plan, Buy to be guided step by step towards an exciting new chapter as a homeowner. This program also includes Rent Reporting, Full-Service Credit Repair, Credit score improvement strategies, Credit Coaching and Supervision, Monthly access to 3 bureau credit reports and scores, Credit Monitoring, Identity Theft Protection and Recovery



DELIVERY SERVICES

Monthly-Quarterly (Property Dependent) HVAC filter delivery to ensure proper care and maintenance of system. Winterization package delivered for exterior faucet penetration points for plumbing system safety. Quarterly salt for water softeners to ensure convenience and the longevity of the system.



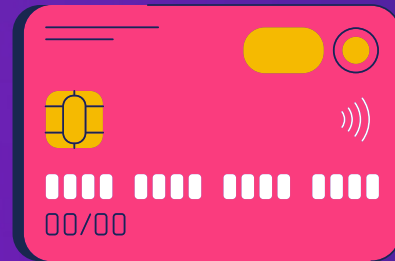
RESIDENT PORTAL

Maintenance, Payment Options, and Electronic Statements. Residents have free access to our Resident Portal to submit maintenance requests, pay online using all included payment options to include the automatic ACH option, communicate directly with management and have access to electronic reports and statements.



CREDIT REPORTING/BUILDING

All Rental Payments made during this Lease to all 3 Credit Agencies, ID Theft Protection, and Real Time Credit Visibility. Benefit: Residents receive the benefit of positive credit reporting for all on-time rental payments to for increased credit scoring potential and future leasing.



MOVE IN CONDITION REPORTING APP

Incoming Residents receive access to an online smartphone app that catalogs the condition of the home at move in and helps protect your security deposit by avoiding deposit disputes after move out.

ONE TIME RETURNED PAYMENT FORGIVENESS

HomeLab Property Management will grant a one-time waiver of a returned ACH payment fee. \$100 Value

FORGIVE

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24/7 MAINTENANCE HOTLINE W/ LIVE SUPPORT

Residents can reach a live person after hours for emergency maintenance concerns including a live walk through and assessment of issue for on-the-spot trouble shooting and potential early resolution of the problem.

ON DEMAND PEST CONTROL SERVICES

Access to high quality pest control by request through the HomeLab Property Management local affiliate providers. Limit 4 claims per year. Limit 3 pest identified per claim.



SECURITY DEPOSIT PROGRAM ACCESS

We understand the financial hardships of relocations and general moving expenses. During the lease signing process we grant specialized access to opt in to qualify to rent security deposit free. Keep your security deposit to save or spend. Move in right from your phone with no need to go to a bank and no waiting for your deposit back via snail mail. Benefit: Access to an exclusive security deposit program.

HOME CONDITION GUARANTEE

Within the first five (3) business days of occupying the home, if the resident is not satisfied with the condition of the home as viewed prior to lease signing, the resident may request lease cancellation and receive a full refund to their security deposit, rent, animal fees, lease preparation fee, risk mitigation fee, and application fees. The resident must vacate the home and turn in all keys & electronic devices to HomeLab.



EMERGENCY KITS

Fire Extinguisher & Fire Blanket Provided for an extra layer of protection to help protect against one of the most dangerous situations a home can face.

RESIDENT RENTERS INSURANCE

Residents receive the benefits of the coverage without applications, credit checks, or billing arrangements. \$100,000 Resident Protection Benefit.



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UTILITY CONCIERGE

Moving is stressful so we step in to ease the burden by providing a full-service utility concierge service to handle all of your utility provider needs. Benefit: No more delays in accessing your new rental. Time saver as we locate and deal with the wait times for each service you needed connected and/or transferred.

FLEXIBLE RENT PAYMENTS PROGRAM

Positive way to ensure on time rental payments in the event of shortages or unforeseen hardships and flexible pay back plans for residents.

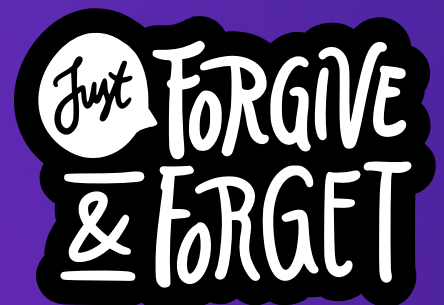


FREE LOCKBOX MOVE IN

Go directly to your new home to move in! No need to come to our office making this a touchless and convenient process!

LATE PAYMENT FORGIVENESS

Mistakes happen and we understand that. With this benefit we will forgive 1 late payment made in any 12 month leasing period with a 5 day max.



NO COST BATTERY REPLACEMENT

On Smoke Alarms, CO2 Detectors, Alarm Panels 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.

HOME BUYING ASSISTANCE

HomeLab 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.



CASH BACK

Should you want to become a homeowner after living in one of our rentals, HomeLab Property Management will contribute \$500 towards your closing costs, as long as you use a HomeLab Team Agent.

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REFERRAL BONUS

Refer anyone that rents a property with HomeLab Property Management and Receive a \$250 Rent Credit.



MONTHLY GIFTING

We keep the local vibe alive in communities across the country by supporting all our local businesses. Benefit: You receive a token of our appreciation delivered to you monthly. An email and/or text will be sent for FREE items to local hotspots and places you may have never found before. These gifts include an array of things from, A latte and a pastry at a local coffee shop, a beer for two at a local brewery, a pan pizza at a local pizzeria, and the list goes on and on. Take advantage and learn why so many Residents seek out HomeLab Property Management.



LOYALTY INCENTIVES

The longer you rent with us the more we give. Have a pet deposit, cleaning deposit or security Deposit with us? Your on time rental payments, number of maintenance calls and overall care of our properties should be rewarded. Benefit: You could receive a full refund of one or more of your deposits upon lease renewal!!!



RESIDENT REWARDS

Exclusive Access Benefit-Welcome gifts, Rent Day Rewards, Earn cash back, gift cards, and discounts.

Always Adding

JUST FOR RENTING WITH HOMELAB PROPERTY MANAGEMENT

We are ALWAYS adding incentives, programs, and benefits to our Residents. You all mean the world to us and we are always looking for feedback from our Residents. Let us know if you ever wish there was something extra that we provided. As the only Resident Centered Property Management Company your thoughts matter.

Disclaimer: HomeLab Property Management reserves the right to modify this benefit package at any time. Modifications may include the addition and removal of services at any point during the term of the lease agreement. Any changes to pricing will only take place at the time of lease signing or at renewal time. Because this is a special service provided by HomeLab Property Management, these services will only be provided as part of your lease agreement while HomeLab Property Management. Should HomeLab Property Management services be ended, so shall this Resident Benefits Package. Should this happen, the amount of this package will be removed from your monthly rent. This is a required program that is currently built into the monthly rent amount and may not be opted-out of.