

Harcourts

Peninsula Properties **There are benefits to renting with us!**

The Harcourts Peninsula Properties Resident Benefits Package (RBP) delivers savings and convenient, professional services that make taking care of your home second nature at a cost of \$ 35 per month, payable with your Rent.

Tenant and Landlord mutually agree that the Resident Benefits Package is defined as follows, and variations of inclusions may exist due to property specifications. The total monthly cost of the Resident Benefits Package is all-inclusive, and no discounts will be given if any element(s) of the package is unavailable due to a lack of HVAC or other property-specific limitation.

HVAC Filter Delivery: A portion of Tenant's total amount due will be used to have HVAC filters delivered to their home approximately every 90 days, or as required by your HVAC system. Tenant shall properly install the filter that is provided within two (2) days of receipt. Tenant hereby acknowledges that the filters will be dated and subject to inspection by Landlord upon reasonable notice to verify replacement has been timely made. If at any time Tenant is unable to properly or timely install a filter, Tenant shall immediately notify Landlord in writing. Tenant'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 Tenant and Tenant shall be liable to Landlord for all damages to the property or HVAC system caused by Tenant's neglect or misuse. Landlord may charge a trip fee to perform the filter change, as required, at Tenant expense. Tenant acknowledges that if the property does not have an HVAC system, there will be no filter(s) provided and there is no discount to the overall Tenant cost of the package.

Utility Concierge Service: Tenant acknowledges that Landlord will make available a concierge service to Tenant to aid in utility, cable, internet, and other relevant service(s) activation. Tenant maintains the right to facilitate his/her own service activations. Tenant agrees to abide by all HOA and other lease restrictions and guidelines applicable to utilities.

Resident Rewards: Tenant acknowledges that a Tenant rewards program is made available to them by Landlord. Rewards are to be accessed online and are activated at Tenant's sole discretion through use of a mobile application provided by the rewards provider. Rewards will provide Tenant with available rewards as a preferred customer of Landlord.

Credit Building: Landlord provides credit reporting to cast positive payment history through a third-party service. Landlord is not responsible for any misrepresentation, erroneous reporting, and/or lack of reporting by the third-party service. Tenant understands that any disputes will be handled directly between Tenant and the third-party service.

Home Buying Assistance: Landlord is a Licensed Real Estate Agent and/or Broker and offers buyer representation services and referrals to Tenants 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.

24-Hour Maintenance Coordination Service: Landlord shall allow access to Tenant to report maintenance concerns outside of normal business hours via the online Tenant portal, or other such means as made available by Landlord.

Online Portal Access: Landlord agrees to provide Tenant online portal access for the purposes of reviewing pertinent documents, payment of Rent and other fee(s), and reporting maintenance concerns. Landlord reserves the right to restrict payment access to Tenant, at Landlord's sole discretion, should a pattern of delinquency arise and/or persist.

Multiple Payment Methods: All rental payments can be paid in a variety of ways using your Resident portal. Available options include ACH, debit and credit cards, along with participating retailers (as applicable). Restrictions of payment methods by the Landlord are permissible should a pattern of delinquency arise and/or persist. Any applicable fees are at the Tenant's expense.

Vetted Vendors: Landlord will ensure all third-party vendors are appropriately licensed, bonded, and insured.

Fee Waiver or Reduction: Landlord will offer Tenant a one-time waiver per lease term of the following fees: Up to \$75 towards late fee, NSF fee or a Posting Fee.

Note: Tenant is required to notify Landlord before the scheduled meeting, due date, or insufficient funds notification to qualify for consideration of waiver and/or reduction.

Pest Control: Landlord will provide pest control protection through pest control company approved by the Landlord. Should a tenant need to utilize the services of pest protection all costs included with inspection and treatment are covered by the pest control company approved by the landlord. Tenants will contact the approved pest control company directly. Pest coverage includes bed bugs, ants, carpenter ants, cockroaches, spiders, clover mites, fleas, earwigs, rats, bees, crickets, mice, wasps, elm seed bugs, gophers, yellow jackets, box elders, hornets, ticks, and wildlife (raccoons, rock chucks, squirrels). Pests excluded from coverage are termites, birds, mosquitos, flies, voles, and gophers on properties over 1/2 acre.

Resident Benefits Package

Benefits so good, you may never want to leave.

At **Harcourts Peninsula Properties**, all of our residents get the #1, most-awarded experience:



Filter Delivery Service

Changing filters is as easy as opening the front door. This service helps you save up to \$250/year and reduces the hassles of repairs for eligible properties.



24/7 Maintenance Coordination

It always seems like things happen after hours. This makes reporting those pesky maintenance issues easy and fast either online or by phone.



Home Buying Assistance

For those who want to move onto homeownership, we'll help you get there.



Online Portal

Access your documents and pay rent through our easy to use online portal.



Pest Share

Includes bed bugs, ants, carpenter ants, cockroaches, spiders, clover mites, fleas, earwigs, rats, bees, crickets, mice, wasps, elm seed bugs, gophers, yellow jackets, box elders, hornets, ticks, and wildlife (raccoons, rock chucks, squirrels).



Credit Building

We report every rent payment so you build credit. Average increases of 23 to 42 points in resident scores, so you can qualify for more and save hundreds. We can report up to the past 24 months for an immediate boost.



Resident Rewards Program

Rent day is now rewards day. You'll get cash, giftcards, and exclusive discounts you can use to save up to \$4500/year on everyday expenses.



Utility Connection Concierge

One call sets up utility, cable, and internet services – and helps you get the best promos and discount codes available.



Vetted Vendor Network

Everyone who services your home is screened to exceed our standards for insurance, licensing, and professionalism for the job.



More

One time waived late or NSF fee per lease term.

"I'm getting way more out of renting than I ever did before"

- Helen S.

Featured In:



Excellent



Based on 971 reviews



Over 2,300 5-star reviews.