

What is Rent Advance™?

Rent Advance™ provides our clients with up to 12 months of rent payments upfront, removing 100% of resident payment risk.

How Does it Work?

1. Property owners receive an email offer containing an exact dollar amount and a link to access the offer details.
2. The landing page includes the payment schedule, FAQs, and a live chat feature where property owners can ask additional questions about their Rent Advance™ offer.
3. Owners execute the Rent Advance™ agreement and once banking details are verified, your Rent Advance™ will be deposited into your verified bank account.

What am I Responsible for?

- > Owners must continue utilizing **PMI Experience** as the property manager for the duration of the agreement
- > Owners may not sell, mortgage, or otherwise take any action to the detriment of Rent Advance™ without written approval for the duration of the agreement
- > Owners are required to make any necessary repairs that impact unit habitability during the transaction term



What are the Benefits?

- > Receive up to 12 months of rent upfront in a single payment, net of any property management or transaction fees
- > Cash-in-Hand with no risk of repayment
- > Utilize liquidity to renovate an existing rental or grow your portfolio by purchasing an additional property



Example Rent Advance™ Payment Schedule

Upfront Rent Payment Schedule									Transaction Number: URTTX12345678
A	B	C	D	E	F	G	H	I	
Period	Estimated Date	Expected Tenant Payment	Monthly Property Management Fee	Tenant Placement, Lease Renewal, and Property Management Setup Fees	Potential Net Rent Payment to Owner Without Advance	Upfront Payment Amount To Owner	Property Management Fee Advance Payment	Rent Payment Amount Due To Upfront Rent Holdings LLC	
1	Jun-15-2022	\$ -	\$ -	\$ -	\$ -	\$16,990.28	\$2,032.80	\$ -	
2	Jul-01-2022	\$2,000.00	\$200.00	\$30.00	\$1,770.00	\$ -	\$ -	\$1,970.00	
3	Aug-01-2022	\$2,000.00	\$200.00	\$30.00	\$1,770.00	\$ -	\$ -	\$1,970.00	
4	Sep-01-2022	\$2,000.00	\$200.00	\$30.00	\$1,770.00	\$ -	\$ -	\$1,970.00	
5	Oct-01-2022	\$2,000.00	\$200.00	\$30.00	\$1,770.00	\$ -	\$ -	\$1,970.00	
6	Nov-01-2022	\$2,000.00	\$200.00	\$30.00	\$1,770.00	\$ -	\$ -	\$1,970.00	
7	Dec-01-2022	\$2,000.00	\$200.00	\$30.00	\$1,770.00	\$ -	\$ -	\$1,970.00	
8	Jan-01-2023	\$2,000.00	\$200.00	\$30.00	\$1,770.00	\$ -	\$ -	\$1,970.00	
9	Feb-01-2023	\$2,000.00	\$200.00	\$30.00	\$1,770.00	\$ -	\$ -	\$1,970.00	
10	Mar-01-2023	\$2,000.00	\$200.00	\$30.00	\$1,770.00	\$ -	\$ -	\$1,970.00	
11	Apr-01-2023	\$2,000.00	\$200.00	\$30.00	\$1,770.00	\$ -	\$ -	\$1,970.00	
12	May-01-2023	\$2,000.00	\$200.00	\$30.00	\$1,770.00	\$1,000.00	\$167.20	\$1,970.00	
Totals		\$22,000.00	\$2,200.00	\$330.00	\$19,470.00	\$17,990.28	\$2,200.00	\$21,670.00	

Total Amount Paid by Tenant

Total Amount of Property Management Fees

Total Amount Due to Owner with No Rent Advance

Total Rent Advance Amount Paid to Owner

- A** Length of Rent Advance (Number of Months Rent is Sent to Upfront Rent LLC)
- B** Estimated Tenant Payment Due Date
- C** Monthly Rent Amount Paid by the Tenant
- D** Monthly Management Fees Collected by the Property Manager
- E** Additional Property Management Fees (Not Included in Column D)
- F** Current Net Monthly Payment to Owner without a Rent Advance
- G** Breakdown of the Rent Advance Payment to Owner if the Offer is Accepted
- H** Breakdown of Management Fee Paid to Property Manager if Rent Advance is Accepted
- I** Monthly Rent Amount Sent to Upfront Rent LLC if Rent Advance is Accepted