

Owner Benefit Package™



Owner Benefit Package™ Overview

- The Owner Benefit Package™ is a bundled offering that includes new and innovative product features that reduce, or completely remove, the risks of tenant nonpayment.

Rental Income Protection = Reduce Risk

Rent Advance™ = Remove Risk

- Additional features include up to \$1,000 in Legal & Re-Tenancing Expenses, Market and Asset Reports with rent comps, and our real-time updates on new & pending rental housing legislation.

Why Should an Owner Subscribe?

- **CASH-IN-HAND!** By accepting the Rent Advance™ owners receive up to 12 months of rent **UPFRONT**.
- **Non-Recourse Solution!** If a tenant defaults on rent, the owner **KEEPS** the advance.
- **2 Months of Rent Protection!** Even if the owner declines the advance, they still benefit from 2 months of rental income protection. If a tenant defaults on rent, a loss report is submitted and up to 2 months of lost rent can be paid back to owners.
- **\$1,000 in Legal & Re-Tenancing Expenses!** Owners who are subscribed no longer need to worry about paying for the cost of an eviction. Let OBP™ pay for the eviction or re-tenancing costs and no longer worry about the additional cost/headaches these situations bring!
- **Peace of Mind!** Whether an owner accepts the advance or doesn't, the Owner Benefit Package™ gives your owner **TRUE PEACE OF MIND** knowing their rental income is protected and/or guaranteed.

Rent Advance™

- Rent Advance™ **COMPLETELY** removes the risk of tenant non-payment by offering owners up to 12 months of rent upfront. If a tenant defaults on rent, the owner keeps their advance! This means they **DO NOT** have to pay any portion of the advance back!
- Subscribed owners will receive a Rent Advance™ offer:
 - *if there is at least 6 months remaining on the new or existing lease*
 - *if the monthly rent amount is between \$800 & \$5,000*
 - *if the lease holder is not currently paying rent through any rental assistance programs*
 - *if the existing leaseholder has no NSF's or late payments in the last 6 months*
 - *if current tenants have been placed and screened by current property manager.*
- Rent Advance™ does include an additional cost. Owners can expect to receive an offer between 90% to 94% of what they would be paid if they did not take a Rent Advance™.

Rental Income Protection

- Protect your rental income with **2 months** of rent loss protection.
- By subscribing in the Owner Benefit Package™, we will cover up to **2 months of lost rent** at time of judgment or repossession.
- Loss Reports will be submitted following one of 3 trigger events. They are:
 - *Your property manager has regained possession of the unit*
 - *The existing lease has expired*
 - *A judgement or eviction has been filed with the courts.*
- Losses are typically paid within 5 - 7 business days.

Examples of What's Covered

- *Tenant Abandons the Rental Unit or Breaks the Lease*
- *Tenant Passes Away & No One is Left to Pay the Rent*
- *Tenant Stops Paying Rent & is Evicted from the Rental Unit*
- *Tenant is Called for Military Service & Breaks the Lease*

Legal & Re-Tenancing Expense Shield

- Protect owners from costly evictions. OBP™ offers owners up to \$1000 in coverage against the cost of an eviction or re-tenancing expenses brought on from an eviction.
- Owners can be reimbursed for the following fees:
 - Court Fees
 - Attorney Fees
 - Other Fees Related to an Eviction
- Submitting a Loss Report will depend on an official judgement from the courts.
 - Losses are typically paid within 5 - 7 days.
- **Units with Section 8 or other Rental Assistance type programs do Qualify for OBP Shield!**

OBP™ Rental Report & Legislative Alerts

- **OBP™ Rental Report**
 - Our OBP™ Rental Report provides owners with updates on rental comps in their marketplace.
 - Owners Receive comps on similar properties, links to the most recent listing, and more!
- **Legislative Alerts**
 - By subscribing in the Owner Benefit Package™, owners will receive REAL-TIME UPDATES on both legislative & regulatory changes that directly impact their rental investment.
 - Updates are provided at a State and Federal level.
 - Our legislative alerts KEEP YOU IN THE KNOW!