

GUIDE

TENANT BENEFITS PACKAGE



Green Light
Property Management



TENANT BENEFITS PACKAGE - OVERVIEW

INTRODUCTION

Providing our tenants with exceptional service and optimal benefits throughout their tenancy is our top priority.

Our Tenant Benefits Package was put in place to offer convenience and pass on cost savings to you. We consistently work to keep the cost of these services and benefits as low as possible for our tenants.

The Tenant Benefits Package is **REQUIRED** with ALL lease agreements with Green Light Property Management and is billed monthly.

SUMMARY OF BENEFITS

- Utilities Concierge Service
- Renter's and Liability Insurance
- Air Filters mailed to your home
- 24/7 Maintenance Line
- Multiple Rent Payment Options
- Credit Reporting of Rent Payments
- Online Tenant Portal
- Piñata - Tenant Cash Rewards Program
- Home Buying Assistance with Cashback Rebate you receive at closing

2 PACKAGE OPTIONS

\$45

Standard TBP which includes Renter's and Liability Insurance

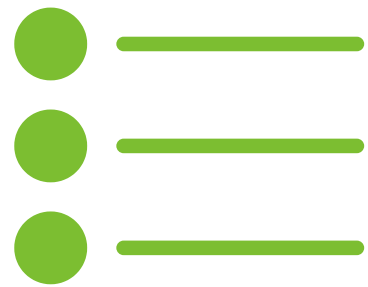
\$32

You may opt out of the insurance, if you provide proof of insurance naming GLPM as "additional interest"



Benefits

EXPLANATION



1. Utilities Concierge Service

Prior to your move-in, our concierge partner Citizen Home Solutions will give you a call and help you set up your utilities for your new rental home. They will also be able to check what providers (and promotions) currently exist at your address for cable TV, internet, security and other services. Many of these services can be set up with one phone call, saving you time and hassle.

2. Renter's and Liability Insurance

As you know, every tenant is required by their lease to carry some form of property damage liability or renters insurance. What we have found is that many of our tenants do not have this requirement, so Green Light Property Management has provided a solution through a master insurance policy.

The Tenant Benefits Package covers the insurance compliance per your lease agreement. This benefit is not to replace the renter's insurance that you may need or want. The benefit protects tenants and the property from accidental negligent acts by the tenants. If the property is damaged, it is the tenant's responsibility to cover those damages. Please see below for coverage highlights.

Liability Limits: \$100,000

Tenant Personal Contents: \$20,000 (\$500 deductible paid by the tenant)

Tenant may Opt-Out of the insurance portion of the TBP by having tenant's insurance company mail us proof of insurance with Green Light Property Management listed as 'additional interest'.

Notice: Tenant Benefit Package only waives your obligation to the insurance requirement in your lease agreement. Tenant should consult an insurance professional to evaluate and determine personal insurance needs. Other coverages may be included; ask us for a copy of the master policy for details and exclusions.

3. Air Filters mailed to your home

Your lease requires you to change your air filter at least every two months. The truth is that most tenants forget to do that. This not only damages the HVAC unit (making you responsible for the repairs for not changing the filter), as it circulates dirty air through the system, but it also increases your electricity bill and impacts your health.

According to the EPA, air filters help remove and reduce airborne particles in your home, including the ones that are of greatest health concern.

So we came up with a solution where you receive every two months a MERV 8 air filter shipped to your door. This service makes it extremely convenient for you to comply with your lease and reap the health benefits and save on your utility bills.

4. 24/7 Maintenance Hotline

We know it can be frustrating when you need to speak with your landlord or property manager, and you can't reach anyone. So with your Tenant Benefits Package you can now reach a live person, 24/7 for maintenance issues and emergencies.

5. Multiple Rent Payment Options

Once you moved in, you will have multiple convenient ways to pay your rent. We have partnered with various payment processing providers to make your life easier. This way you don't have to get a money order, or drive to the office, or spend money with postage and then worry if the mail delivered your rent payment or not. You have 3 convenient rent payment options:

- Pay online via electronic check (ACH bank transfer) without any fees!
- Pay online with a credit card*
- Pay with cash or debit card at any participating store like Kroger and Walmart*

*these services providers may charge you a payment processing fee

6. Credit Reporting of Rent Payments

Every month we will report your rent payment history to one or more Credit Bureaus. This can help you build credit and can even improve your credit score.

7. Online Tenant Portal

Free access to pay your rent, submit a maintenance request and even communicate with your property manager through the Tenant Portal.

8. Piñata - Tenant Cash Rewards Program

This program not only rewards you for paying rent on time, but also provides additional savings and rewards. 4 easy steps to earn cash:

- Once you move in, you will receive an email with instructions to Download the free app and you'll earn your first \$5 of Piñata cash when you sign-up.
- On your first rent day, receive a \$25 restaurant card and a \$30 gift card to a local business.
- When you pay rent on time, receive \$2 Piñata Cash to collect for marketplace rewards (think \$2 Piñata Cash for \$25 gift card).
- Access to an exclusive marketplace that provides lots of savings with brands and services you know and love.
- Plus every rent day, this program donates a meal to someone in need on your behalf!

9. Home Buying Assistance with Cashback

If you are planning on eventually buying a home, you will love this program. Once you are ready to look for your dream home, contact us at the office.

We will assist you in searching and viewing a home, and at closing we will pay you **\$1,000**. This is a rebate from our commission to help you with your closing costs or moving expenses.

Rebate is subject to written buyer broker agreement, as well as lender approval.