



## Resident Benefits Package Lease Addendum

The Freedom Property Management, LLC Resident Benefits Package (RBP) delivers savings and convenient, professional services to all Tenants who reside in Freedom properties.

The RBP is defined as follows, and variations or inclusions may exist due to property specifications. The total monthly cost of the RBP is all-inclusive, and no discounts will be given if any element(s) of the package are unavailable due to a lack of HVAC or other property-specific limitations, unless otherwise specified below. The monthly cost is payable the first of every month, as advertised in the public rental listing or lease renewal offer.

**Contact-Free Move In:** Provided new Tenant has complied with all Lease requirements, Tenant will receive access to the rental dwelling at 9am on the Lease Start Date. All preliminary inspections will have been completed and results posted to Tenant's Online Portal within 5 days of Lease Start Date.

**Home Buying Assistance:** Freedom Property Management offers buyer and seller representation services and referrals to all Tenants. Tenants enrolled in our RBP, who use a REALTOR® from Freedom Property Management and Sales to purchase or sell a property in Virginia, will receive a Broker credit at closing equal to \$1,500.00. Compensation and detail of such services shall be agreed upon in a separate Agreement outside of this Lease.

**24-Hour Maintenance Coordination Service:** Freedom Property Management provides 24-hour opportunity for Residents to submit maintenance requests through their online Tenant Portal.

**Online Portal Access:** All Tenants have access to a secure online portal access for the purposes of reviewing pertinent documents, payment of Rent and other fee(s), and reporting maintenance concerns. Payment access to Tenant may be restricted, at Landlord's sole discretion, should a pattern of delinquency arise and/or persist. Any applicable processing fees are at the Tenant's expense.

**Late Fee Waiver:** Upon request, Tenant may receive one waived late fee per Lease Term, provided full Rent for the applicable month has been paid by the 8<sup>th</sup> of that month.

**Vetted Vendors:** Freedom Property Management will ensure all third-party vendors are appropriately licensed and insured.

**\$1M Identity Protection provided by Aura's Identity Guard:** By executing this agreement, Tenant agrees to Aura's Identity Guard Terms of Service and Privacy Policy with respect to the identity theft protection service provided as part of the RBP, which can be found at [www.identityguard.com](http://www.identityguard.com).

**Resident Rewards with Piñata:** Tenant acknowledges that Piñata provides a rewards program which is made available to them by Freedom. 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 Freedom.

**HVAC Filter Delivery from Second Nature:** HVAC filters for every location in the dwelling unit, will be delivered to the Premises approximately every sixty (60) days. Tenant shall properly install the filter that is provided within two (2) days of receipt. Tenant hereby acknowledges that the delivered filters will be dated and subject to inspection 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 Freedom. Tenant's failure to properly and timely replace the filters is a material breach of their Lease 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. Freedom may charge a trip fee to perform the filter change, as required, along with having the system serviced by a professional HVAC technician, 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.

**Move-in Concierge Service from Citizens Home Solutions:** Tenant acknowledges that Citizen Home Solutions is available to aid in utility, cable, internet, and other relevant service(s) activation. Tenant maintains the right to facilitate his/her own service activations, and Landlord cannot guarantee the cooperation of all utility companies. Tenant agrees to abide by all HOA and other lease restrictions and guidelines applicable to utilities. Tenant must initiate their request with the concierge service at least 5 business days prior to the date utilities need to be active.

**Credit Building:** Freedom Property Management uses a third party service to provide credit reporting to cast positive payment history. Freedom 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.

**Flexible Payment:** Avoid late fees! Freedom has partnered with flex. to provide financial flexibility every month to help our Residents pay their rent on time, free up cash flow and build credit history. Sign up by the 3<sup>rd</sup> of the month for the flex. line of credit to split your rent into two payments. Flex pays your full rent balance in full at the beginning of the month, and then works directly with residents to collect it back throughout the month. Once enrolled with flex., Residents pay a monthly fee to have easy access to their flexible payment options. Resident can cancel their flex. account at anytime.

**(Add-On) On-Demand Pest Control:** Freedom Property Management has partnered with PestShare to make routine pest control a simple task for all our tenants. Pest Assurance Pro coverage includes up to four (4) visits per year to treat Ants, Mice, Cockroaches, Bed Bugs, Fleas, Ticks, Weevils, and Mites. Maintaining the home in a clean and sanitary manner is a tenant responsibility per your lease agreement. You will be provided with an innovative pest control service that provides an effective, reactive, and targeted approach to pest control in full replacement of overall less effective, traditional, preventative programs. All claims can be submitted online at [pest.residentforms.com/](http://pest.residentforms.com/).

**(Add-On) Renters Insurance Requirements & Program:** Your Lease requires Tenants to obtain liability coverage of at least \$100,000 in property damage and legal liability from an A-rated carrier and to maintain such coverage throughout the entire term of the lease agreement. Tenant is required to

furnish Landlord with evidence of the required insurance prior to occupancy, at the time of each lease renewal period, and upon request.

To satisfy the insurance requirement, Tenant may either (1) be automatically enrolled into a policy that satisfies the coverage requirements as part of this Resident Benefits Package; or (2) obtain alternative liability coverage from an insurer of Tenant’s choice. The option Tenant chooses will not affect whether Tenant’s lease application is approved or the terms of Tenant’s Lease.

**Option 1: Do nothing.** Tenant will be automatically enrolled into an insurance policy as part of the Resident Benefits Package. No further action is required. Coverage will begin on the effective date of Tenant’s lease and continue throughout the lease term. Please refer to the evidence of insurance that is supplied by Freedom Property Management and Sales, LLC for additional coverage details. The Resident Benefits Package monthly rate will be adjusted by the premium amount in the policy.

**Option 2: Buy a policy.** If Tenant prefers, Tenant may find, purchase, and maintain another policy that satisfies the Landlord’s requirements. The Resident Benefits Package monthly amount will be reduced by \$10.95 per month. Visit <http://insurance.residentforms.com/> and follow the instructions listed there to provide evidence of the required insurance coverage to your Landlord. It is Tenant’s responsibility to pay premiums directly to your insurance provider. If the policy is terminated or lapses, Tenant agrees to be subsequently enrolled into the policy referenced in Option 1 above.

Please be sure that your policy meets the following criteria prior to submitting:

- Policy is purchased from an A-rated carrier
- Policy meets or exceeds the required \$100,000 in property damage and legal liability
- **Freedom Property Management and Sales, LLC is listed as additional interest**
- **Freedom Property Management and Sales, LLC address is listed as: PO Box 66012 Dallas, TX 75266**

Tenant Selection	Resident Benefit Package Level	Monthly Cost
	RBP, with Insurance & Pest	\$57.00
	RBP, with Insurance	\$42.00
	RBP, with Pest	\$46.00
	Base Required RBP	\$31.00

Tenant: \_\_\_\_\_

Date: \_\_\_\_\_

Tenant: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_

Date: \_\_\_\_\_

Freedom Property Management and Sales, LLC;  
as Managing Agent for Landlord