



RESIDENT BENEFITS PACKAGE

\$20/mo plus \$5 per adult

COST SAVINGS VALUE

Your Resident Benefit Package Will Include The Following:



Giveback Program

We are excited about this one. Every month a portion of the package fee will go to our giveback fund. This money is used to help responsible residents pay their rent during unexpected emergencies.



Rent Payment Credit Reporting

\$10/mo

We understand that this day in age credit is a major factor in our lives. We want to help. So, on-time rent payments will be reported to the major credit bureaus to help maintain and establish good credit.

Digital Signing

\$10/mo

In a world of virtual we now offer digital signing to all our residents. Any document that needs signing will be available electronically.



Utilities Concierge SetUp

Rental Management Group will have a utility concierge reach out to you in order to assist in connecting all your utilities prior to moving into your new home.



Tenant Portal

\$2 per transaction

You will have access to a free online portal which allows you to make online payments and schedule maintenance right from your device.



Waiver of One Late Fee

\$100

Rental Management Group will grant residents a one-time waiver of late fees per calendar year.



Security Deposit Protection

\$1500

If for some reason the owner is unable to pay your deposit then Rental Management Group will cover it. You now have peace of mind that your deposit will be available for a refund.



After Hours Maintenance Support Hotline

During nights, weekends, and holidays we have you covered.



Waiver of One NSF Fee

\$35

Rental Management Group will grant residents a one-time waiver of a NSF fee per calendar year.



Home Purchase Assistance

\$1000

We love helping our residents become homeowners. If you use one of our agents to help purchase your home we will give you \$1,000 towards closing costs.



Identity Theft Coverage

\$7/mo

Identity Theft Protection and Recovery will be available to help protect you from multiple types of identity theft.



The Resident Benefits package is REQUIRED for all new leases and renewals. If you are an existing resident you will receive the benefit of these services at no additional charge until time of renewal. The package subscription will be billed on a monthly basis in addition to the agreed upon rent amount. Identity theft coverage is provided by AllState and will take effect once a new lease or renewal is signed. Please contact our office with any questions.



Date: _____

Property Address: _____

Residents: _____

Resident Benefit Package Addendum

The Resident Benefit package is required for all new leases and renewals starting January 1st, 2021. The package subscription will be billed on a monthly basis at \$20 per household plus \$5 per person that is financially responsible per the lease. The package will include the following:

1. Monthly Credit Reporting through CredHub – Positive and Negative monthly rent reporting to major credit bureaus. Additional Acknowledgment Form attached.
2. Identity Theft Protection and Recovery (begins at time of a new lease or renewal) –Coverage provided by AllState. Enrollment will be required by each resident who is financially responsible. A link will be sent to the residents to enroll after the first initial payment. Additional Information Sheet Attached.
3. Security Deposit Protection – In the event the owner is unable to pay back security deposit due to foreclosure or hardship, Rental Management Group will make the full deposit available for refund per terms of the lease.
4. Digital Signing – Rental Management Group will provide digital signatures on all documents pertaining to the lease and other related documents through DocuSign for all residents.
5. One-Time NSF Waiver – Residents will receive a one-time waiver of an NSF fee charged to their account. The waiver is only eligible once per calendar year and will need to be requested in writing by the resident.
6. One-Time Late Fee Waiver – Residents will receive a one-time waiver of late fees charged to their account. The waiver is only eligible once per calendar year and will need to be requested in writing by the resident.
7. Maintenance Support Hotline – Residents will be able to speak to a dedicated maintenance person after normal business hours, weekends and holidays for emergency calls.
8. Utility Concierge – Rental Management Group will provide a utility concierge, Citizen Home Solutions, to help residents facilitate utility transfers before move-in. This is a complementary service and if no assistance is needed, inform Citizen Home Solutions that all utilities will be transferred independently.
9. Online Portal – Residents will be setup with an online portal where rent can be paid and maintenance can be scheduled. Any previous fees associated with this service will be removed upon signing of the Resident Benefit Package.
10. Giveback Program – Responsible Paying Residents* will be eligible to receive compensation from Rental Management Group in the event of a financial hardship. Each month a portion of the subscription fee will be allocated by Rental Management Group to a fund specifically for the program. Residents may request for the relief in writing along with supporting hardship documents.
11. Home Purchase Assistance – Rental Management Group will grant \$1,000 towards closing costs to residents who elect to purchase a home with one of Rental Management Group's or its affiliate's agents. *Minimum purchase price of \$100,000 required.

Resident Signature _____ Date _____

Resident Signature _____ Date _____

Resident Signature _____ Date _____

Resident Signature _____ Date _____



credhub.com
t • 1.833.888.CRED f • 888.657.2484
707 S. Grady Way, Suite 600
Renton, WA 98057

Rental Management Group - CredHub - Resident Acknowledgement Form

_____ (hereinafter "Resident(s)")
is leasing a property known as _____
(hereinafter "Property") from the property manager known as Rental Management Group
which has a business relationship with CredHub who will be providing credit reporting for
the protection and benefit to all of the resident who rent from M&S Property Services.

CREDHUB's Obligations and Commitments:

Rental Management Group agrees to furnish CredHub with Residents payment history on
a monthly basis who will then report the same to TransUnion and Equifax (hereinafter
"Credit Bureaus"). Rental Management Group is responsible for the accuracy of said
payment history. CredHub is under no duty or obligation to investigate the accuracy of the
reported information provided by Rental Management Group but may rely upon the
information when conveying such information to the Credit Bureaus. Rental Management
Group will work with CredHub to comply with all federal and state regulations or rules now
in effect or that may become effective after the date of this acknowledgement to protect
the Resident(s) including the requirements of the Fair Credit Reporting Act, 15 U.S.C. §
1681, *et seq.*, and any and all other applicable laws and regulations. CredHub agrees that
it will use all reasonable efforts to accurately process and incorporate the reported
Information into the "Rental 1" and "Metro 2" format to supply to the Credit Bureaus.
CredHub will have complete discretion as to when and what data provided by Manager is
included and maintained in the "Rental1" and "Metro 2" format.

Notices

All notices required in this Agreement must be made in writing and shall be sent via
national overnight courier for next day delivery directed as set forth below, or at such
other address as a party may specify by written notice to the other.

If to CREDHUB: Trade Line Credit Solutions, LLC
dba CredHub
707 S. Grady Way, Suite 600
Renton, WA 98057

Lease Holder Initial's _____ Lease Holder Initial's _____

Lease Holder Initial's _____ Lease Holder Initial's _____



RentCred Identity Protection Disclosure

Personal information is valuable just like your home or car. CredHub has partnered with Allstate to offer give an advanced renter identity protection plan that keeps up with ever changing digital life and looks after privacy. This service is included along with RentCred reporting and is comparable to LifeLock at a fraction of the cost.

- Protect your identity and finances with proactive monitoring and alerts
- Established credit allows more access to funds in time of need
- Increased credit score leads to lower interest rates and more buying power
- Good credit is associated with responsibility and trustworthiness

WHAT PROTECTION IS INCLUDED?



IDENTITY AND CREDIT MONITORING

We provide you with alerts for credit activity, monthly credit scores, and an annual credit report. We also keep an eye on high-risk transactions, like student loan activity and medical billing.



DARK WEB MONITORING

We use bots and human intelligence operatives to scan the dark web and closed hacker forums for compromised credentials. If we discover your information, we'll send an alert.



24/7 FRAUD REMEDIATION AND RESTORATION

If you experience fraud or identity theft, our in-house customer service team is available 24/7 to fully manage your recovery and restore your identity



IDENTITY THEFT REIMBURSEMENT

Our \$1 million identity theft insurance policy covers many of your out-of-pocket costs associated with identity restoration. †

HOW DO I GET STARTED?

Residents are enrolled in RentCred credit reporting with identity protection at lease renewal. To find out how to get started early, contact your property manager to enroll.

†Identity theft insurance covering expense and stolen funds reimbursement is underwritten by American Bankers Insurance Company of Florida, an Assurant company. The description herein is a summary and intended for informational purposes only and does not include all terms, conditions and exclusions of the policies described. Please refer to the actual policies for terms, conditions, and exclusions of coverage. Coverage may not be available in all jurisdictions. Allstate Identity Protection is offered and serviced by InfoArmor, Inc., a subsidiary of The Allstate Corporation.