

RESIDENT BENEFIT PROGRAM MONTHLY FEE OF \$35 AND BENEFITS

All residents are required by the owner(s) of their property and their lease to carry property damage liability coverage. To provide the required liability coverage and to keep the cost low, Stokley Properties has included coverage in our Resident Benefit Program. This program fulfills the renter's property damage liability requirement because it is included in the Benefit Program which protects residents and landlords from negligence acts. Residents receive the benefits of the coverage without additional applications, credit checks, or billing. The residents will be billed \$35 monthly for the following coverage and benefits. The coverage protection is held under Stokley Properties Master Policy and applies to each home under management. If there are more than 4 adults (18 or over), 2 Benefits Packages will be included for a total of \$70.00 a month due to policy requirements.

Coverage and Benefits:

Liability limits – \$100,000

Personal contents – \$10,000

Medical expenses – \$3,000

Additional living expenses – \$3,000

Deductible – \$500.00

Additional Benefits to the Program:

1) Move-In Inspection Report. Full-Color Pictures and descriptions of the condition of the property for your use are stored on your online tenant portal.

2) Free Utility Set Up Concierge Service-Free VIP assistance for fast set-up of utilities, internet, and cable with just one phone call. Absolutely no strings attached, just a free setup of your new utilities. Contact information is included in your lease. If your application is approved, Citizen Home Solutions will contact you to assist with setting up your water, gas, electricity, internet, cable/satellite TV and security monitoring. By submitting your application, you hereby agree that Citizen Home Solutions may contact you via email, text and or phone call.

3) Credit Building Benefit. Receive the benefit of positive credit reporting. Your on-time rent payments are reported to Experian Rent Bureau which helps build your credit rating.

4) Online and Phone App Access to your Tenant Portal for Maintenance, Payments, and Paperless Statements. Tenants have an Online Tenant Portal to submit maintenance requests, pay rent online via credit card or e-check, and have access to documents such as lease, color move-in report, statements, and payment receipts.

5) No fees when rent is paid online with e-check through the Tenant Portal or when submitting a paper check.

6) 24/7 Maintenance Hotline with Live Phone Support. Residents can reach a live person after hours for emergency maintenance concerns.

7) One-Time Late Fee Forgiveness Each Year. Each Year you will be granted a one-time waiver of your Late Fee for a late rent payment. A \$100.00 savings.

8) One-Time NSF Fee Forgiveness Each Year. Each Year you will be granted a one-time waiver of your NSF Fee for a returned payment. A \$35.00 savings.

9) Home Buying Expertise. Your Property Manager is a licensed real estate agent and is happy to work with you on your home-buying plans. When you start planning a purchase, please let your manager know. We want to help you, get pre-qualified, and work with you on your move out, and move up.
Free Lockbox Move-In Process. Go directly to your new home to move in. No need to come to our office, making this a touchless process for you.

10) Vetted Vendor Network. A vetted network ensures that vendors who service your residence are screened to high standards for insurance, licensing, and professionalism on the job before they service your home.

Notice: All Residents are required to participate in the Resident Benefit Program as a condition of their lease. Residents are free to carry any additional coverage or insurance in addition to the Resident Benefit Program. Or if they so choose,

can obtain a policy from a separate insurance provider approved for use. Please inquire with the property manager to learn more.