

Tenant Benefit Package – Lease Renewals

We are offering some exciting new benefits to your lease terms at the time of your lease renewal with us. But we wanted to give you a heads up on what the benefits are and the cost.

We are adding a new Tenants Benefit Package (TBP). It covers all the items below: -

1. **Tenant Liability damage - \$100,000 coverage inc pet / water damage.**
2. **Personal Contents Insurance - \$10,000 coverage**
3. **Replacement AC filters delivered to your door quarterly for ALL your AC units.**
4. **One-time NSF forgiveness fee on a returned rent payment.**
5. **24/7 Tenant online portal access.**
6. **Ability to pay rent 24/7 via ACH or Credit Card.**
7. **Free Credit reporting for rent payments that are on time.**
8. **Out of hours maintenance call center for EMERGENCY calls only.**
9. **\$500 minimum credit at closing for home buying assistance if you use one of our Realtors® to help you purchase your next home.**

Security Deposit - NEW

We are holding a security deposit in Escrow for you in case of any missing rent or damage to your rental home that is not considered fair wear and tear.

The home that you are renting might be eligible for the Security Deposit that we hold to be returned to you. By releasing the security deposit back to you it will help with the current Covid-19 Pandemic. We have partnered with www.myobligo.com to be able to do this for you.

It DOES NOT mean you can damage the home and not be responsible for repairs as Obligo will hold a billing authorization on file up to the cost of your security deposit. More information is on the Obligo website www.myobligo.com

Not everyone will qualify with Obligo for this service. If you do and you have renewed the lease for another 12 months, we will process the full refund of your security deposit back to you. If you do not qualify then we will continue to hold your security deposit in the normal way.

More details will be sent to you at your lease renewal time.

If you have any questions about your TBP or no security deposit option please email Leasing@TrustHomeProperties.com for the fastest response or visit our website www.TrustHomeProperties.com