

# Resident Benefits Package

**The Golden Spiral® Property Management Resident Benefits Package is designed to provide convenience and professional services to our residents at the cost of \$25/month payable with Rent.**

Tenant and Manager mutually agree that the Resident Benefits Package is defined as follows:

**HVAC Filter Delivery:** A portion of the Tenant's total amount due will be used to have HVAC filters delivered to their home approximately every 30 days. The Tenant shall properly install the filter that is provided within two (2) days of receipt. Tenant hereby acknowledges that the filters will be dated and subject to inspection by Landlord 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 the Manager in writing. Tenant's failure to properly and timely replace the filters is a material breach of this agreement and Manager 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.

**Move-In Concierge Services:** The resident acknowledges that the Manager will provide a concierge service to the resident to aide in utility, cable, internet, and other relevant services (s) activation. The resident maintains the right to facilitate his/her service activations.

**Home Buying Assistance:** Golden Spiral® Property Management is a Licensed Real Estate Broker and offers Buyer representation services and referrals to Residents enrolled in the Resident Benefits Package for the purchase of Real Property. The compensation for such services shall be agreed upon in a separate Agreement outside of this Lease.

**24-Hour Maintenance Coordination Service:** Golden Spiral® Property Management shall allow access to the resident to report maintenance concerns outside of normal business hours via the online resident portal or other such means as made available by the Manager.

**Online Portal Access:** Golden Spiral® Property Management agrees to provide Resident online portal access to review pertinent documents, payment of Rent and other fees, and report maintenance concerns. Manager reserves the right to restrict payment access to a resident, at Manager's sole discretion, should a pattern of delinquency arise and/or persist.

**Annual Preventative Maintenance Site Visits:** Golden Spiral® Property Management and/or approved third party vendor(s) will perform preventative maintenance site visits on an annual basis. The resident shall make Property available to Manager and such vendors with reasonable notice.

**My Walk Thru "Inventory Condition Form" for Mobile Devices:** Reduce disputes; any issues require a photo and a comment. Applicants can easily walk thru the home and complete the form on their mobile device.

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Signature

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Date

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Signature

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Date