



CONTRACT SUMMARY

Your guide to understanding the “fine print”

OUR PROMISE

LeaseGuarantee undertakes responsibility for the financial performance for all tenants on the lease agreement.

TERM & RENEWAL

This contract is valid 12 months from the lease start date. Don't worry, we'll email you in advance to remind you to renew!

The application for renewal must be submitted within 7 days before the expiration date. The renewal application includes:

- Payment of \$24.95 (by you or your tenant). Tenant will be contacted by email to approve renewal and access to credit report.
- Signed statement from you that your tenant has paid rent on time and there are no changes in the tenants.

*The renewal fee may vary based on the tenant's credit status at the time of renewal.

LANDLORD OBLIGATIONS

We will pay you for unpaid rent, damages, and legal fees owed by the tenant up to your coverage amount as long as:

- Your tenant(s) signed your tenancy agreement, the Addendum to Tenancy Agreement provided by LeaseGuarantee, and at least one tenant applied for and qualified for LeaseGuarantee.
- You get a court judgment in your favor against the tenant(s) listed on the lease within 6 months of the end of the lease.
- You filed an action with the court within 10 days of the end of the lease.
- You provided copies of eviction notices (if any) within 10 days after serving them to the tenant(s) and notified us of any actions you filed in court within 10 days after filing.
- You provided written notices of changes made to the tenancy agreement (if any) within 10 days of making the changes.

FILING A CLAIM

You can file a claim after you get a monetary judgment from the court and after the tenant's appeal period is over. To file a claim you will need to provide:

- A complete copy of the monetary judgment.
- Copies of all original rental applications, Addendum to Tenancy Agreement, and lease agreement.
- An unconditional assignment of the judgment to LeaseGuarantee.

Providing the time for appealing a judgment has expired, LeaseGuarantee will reimburse you by check within 30 days.

TENANT(S) OBLIGATIONS

- LeaseGuarantee does not eliminate, reduce, or minimize a tenant's obligations to your rent or lease agreement.
- The tenant will be held responsible by LeaseGuarantee for court judgment amounts listed in approved claims plus any additional interest, costs, and attorney fees.