



20397 Route 19 Suite 228
Cranberry Twp PA 16066
(412) 315-7720 | www.bhsold.com

Option 1 : Resident Benefits Package Lease Addendum \$49.95

This Resident Benefits Package Lease Addendum ("RBP Addendum") is effective as of the commencement date of the Lease and agreed upon between the Resident and the Landlord. The RBP Addendum provides the terms and conditions of the required Bridge Home Realty Resident Benefits Package ("RBP") that delivers savings and convenient, professional services that make taking care of your home second nature at a cost of \$49.95/month ("RBP Fee"), payable with Rent and defined as Additional Rent, where permitted by law. The RBP includes all services listed below and no discounts to the RBP Fee will be given if any element(s) of the RBP is discontinued and/or unavailable due to a lack of HVAC, property-specific limitations, availability of services, or any other reasons, unless otherwise specified below.

Resident and Landlord mutually agree that the RBP is defined based on the services listed below and variations of inclusions may exist due to property specifications and elections requested by Resident. Resident acknowledges and agrees that (1) all services listed below are part of the RBP, (2) are made at the Resident's request, and (3) shall be effective for the Term of the Lease and shall terminate only upon termination of the Lease, or upon the renewal of the Lease without the inclusion of RBP.

⦿ **HVAC Filter Delivery:** The RBP shall include the provision and delivery of HVAC filters for the Resident's home approximately every 90 days, or as required by your HVAC system. Resident shall be solely responsible for the proper installation of the filter that is provided within two (2) days of receipt. Resident hereby acknowledges that the filters will be dated and subject to inspection by the Landlord upon reasonable notice to verify replacement has been timely made. If at any time Resident is unable to properly or timely install a filter, Resident shall immediately notify the Landlord in writing. Due to potential damage caused to the HVAC system from failure to properly and timely replace the filter, Resident's failure to properly and timely replace the filters shall be considered a material breach of the Lease and Landlord shall be entitled to exercise all rights and remedies it has against Resident and Resident shall be liable to Landlord for all damages to the property or HVAC system caused by Resident's neglect or misuse. If at any time Resident is unable to properly or timely install a filter, Resident may notify Landlord in writing and Landlord shall arrange for installation and may charge a trip fee, or other fee, to Resident to perform the filter change. Resident acknowledges that if the property does not have an HVAC system, there will be no filter(s) provided and there is no discount to the overall Resident cost of the package. Resident acknowledges and agrees that the delayed receipt of HVAC filters, or inaccuracy of shipment, shall not cause a reduction or modification to the RBP Fee.

⦿ **Move-in Concierge Service:** The RBP shall include a concierge service to Resident to aid in utility, cable, internet, and other relevant service(s) activation (collectively, the "Move-in Services"). Resident acknowledges that the concierge service provided herein does not guarantee connectivity, account setup, rates, fees, and availability of the Move-in Services, and that all Move-in Services are subject to the approval of the Resident by the third parties providing such services. Resident maintains the right at any time to facilitate Resident's own activations of the Move-in Services, and such action by Resident shall not reduce or modify the RBP Fee. Resident agrees to abide by all applicable lease and property restrictions and guidelines applicable to the Move-in Services.

⦿ **Resident Rewards:** The RBP shall include access to a resident rewards program ("Rewards") designed for use by the Resident. Rewards are solely accessible online and are activated, and used, at Resident's sole discretion through use of a mobile application provided by the Rewards provider. Rewards will provide Resident with available rewards as a preferred customer of the Landlord. The Rewards shall be subject to Resident's acceptance of the Rewards provider terms of use. Resident acknowledges that the Rewards online platform may be inaccessible due to, but not limited to, scheduled outages, force majeure, internet failures, among other reasons. Resident acknowledges and agrees that the inaccessibility of the Rewards for a period of less than thirty-one (31) days shall not cause a reduction or modification to the RBP Fee.



20397 Route 19 Suite 228
Cranberry Twp PA 16066
(412) 315-7720 | www.bhsold.com

⦿ **Credit Building:** Resident agrees to, and Landlord shall provide, credit bureau reporting of payment history of Rent payments, excluding payment of Additional Rent or any other services paid by Resident under the Lease, through a third-party service provider. For any disputes, and/or corrections, Resident acknowledges and agrees to seek resolution first with the third-party credit data furnisher, and in the absence of resolution, then from the Landlord. Resident acknowledges and agrees that the inaccurate reporting, or lack of reporting, shall not cause a reduction or modification to the RBP Fee.

⦿ **On Demand Pest Control:** Resident has elected to be automatically enrolled in the following On Demand Pest Control service, pursuant to the terms and conditions provided under <https://pest.residentforms.com/resident-terms-of-service> and considered as part of the Lease:

- Pest Pro

*Coverage in package is subject to change due to changes in service providers or local regulations, upon 30 day notice.

Resident's enrollment in On Demand Pest Control does not constitute a waiver of liability of the Landlord regarding any negligent acts or omissions that are the direct cause of the pest infestation. Resident's enrollment in this Service is elective and shall be considered as a solution to assist the Resident in the performance of the Resident's obligations under the lease agreement. To opt-out of On Demand Pest Control, the Resident may do so by visiting <https://pest.residentforms.com/opt-out> and following the opt-out instruction.

⦿ **\$1M Identity Fraud Protection:** Resident has elected to be automatically enrolled in Identity Protection and agrees to Aura's Terms of Service and Privacy Policy with respect to the identity theft protection service provided as part of the RBP, which can be found at <https://my.aura.com/start/secondnature>.

Additional Terms and Conditions

The following services are provided to the Resident at no additional cost and shall be considered complimentary to the Resident upon the election to receive the RBP, in addition to the terms and conditions for the services:

24-Hour Maintenance Coordination Service: Landlord shall allow access to Resident to report maintenance concerns outside of normal business hours via the online Resident portal, or other such means as made available by Landlord.

Online Portal Access: Landlord agrees to provide Resident online portal access for the purposes of reviewing pertinent documents, payment of Rent and other fee(s), and reporting maintenance concerns. Landlord reserves the right to restrict payment access to Resident, at Landlord's sole discretion, should a pattern of delinquency arise and/or persist.

Multiple Payment Methods: All rental payments can be paid using a variety of methods available under the Resident's portal. Available methods include ACH, debit and credit cards, along with participating retailers (as applicable). Restrictions of payment methods by the Landlord are permissible should a pattern of delinquency arise and/or persist. Any applicable fees associated with payment methods are at the Resident's expense.

Home Buying Assistance: Resident acknowledges that Landlord is a Licensed Real Estate Agent and/or Broker and offers buyer representation services and referrals to Residents enrolled in the RBP for the purchase of real property. Compensation and detail of such services shall be agreed upon in a separate agreement outside of this Lease.

RBP Vendors: Landlord, and/or Bridge Home Realty, may have business relationships or affiliations with vendors and suppliers of RBP services or products provided herein and may receive financial or other benefits from that relationship or affiliation. Landlord, and/or Bridge Home Realty, will ensure all third-party vendors are licensed, bonded, and insured, if applicable.

Data Privacy Consent: Resident hereby explicitly and unambiguously consents to the collection, use and transfer, in electronic or other form, of the Resident's personally identifiable information, including sensitive information, to include,



20397 Route 19 Suite 228
Cranberry Twp PA 16066
(412) 315-7720 | www.bhsold.com

but not limited to, Resident's name, address, telephone number (home, work and mobile numbers), email address, and date of birth (collectively, the "Resident Data") by the Landlord, and its service providers, subcontractors, and agents (individually or collectively, the "RBP Provider(s)") for the exclusive purpose of implementing, managing, and performing the RBP. The Resident understands that Resident Data may be transferred to any RBP Provider implementing, managing, and performing the RBP, now or in the future. The Resident authorizes the RBP Providers to receive, possess, use, retain and transfer the Resident Data, in electronic or other form, for the exclusive purpose of implementing, managing, and performing the RBP. The Resident understands that Resident Data will be held by the RBP Providers only as long as is necessary or appropriate for implementing, managing, and performing the RBP. Further, the Resident understands that the Resident is providing the consents herein on a purely voluntary basis. Landlord represents and warrants that it shall comply with applicable data protection laws, including implementing appropriate technical and organizational measures which meet the requirements of applicable data protection laws.

Consent to Receive SMS Messages: Resident consents to receive SMS messages (including text messages), and telephone calls (including prerecorded and artificial voice and autodialed) from the Landlord and the RBP Providers at the specific number(s) provided to the Landlord, with service-related information, account information or questions, and/or marketing information. The Resident represents that the Resident is permitted to receive calls and text messages at the telephone number provided to the Landlord by the Resident. Standard message and data rates may apply. SMS messaging services may be modified from time to time, for any reason, and without notice, including the right to terminate SMS messaging with or without notice, without liability to the Resident.

Upon the signature of the Landlord and the Resident(s) below, the above-mentioned RBP Addendum shall be considered

Option 2 : Resident Benefits Package Lease Addendum - \$29.95

This Resident Benefits Package Lease Addendum ("RBP Addendum") is effective as of the commencement date of the Lease and agreed upon between the Resident and the Landlord. The RBP Addendum provides the terms and conditions of the required Bridge Home Realty Resident Benefits Package ("RBP") that delivers savings and convenient, professional services that make taking care of your home second nature at a cost of \$29.95/month ("RBP Fee"), payable with Rent and defined as Additional Rent, where permitted by law. The RBP includes all services listed below and no discounts to the RBP Fee will be given if any element(s) of the RBP is discontinued and/or unavailable due to a lack of HVAC, property-specific limitations, availability of services, or any other reasons, unless otherwise specified below.

Resident and Landlord mutually agree that the RBP is defined based on the services listed below and variations of inclusions may exist due to property specifications and elections requested by Resident. Resident acknowledges and agrees that (1) all services listed below are part of the RBP, (2) are made at the Resident's request, and (3) shall be effective for the Term of the Lease and shall terminate only upon termination of the Lease, or upon the renewal of the Lease without the inclusion of RBP.

⦿ **HVAC Filter Delivery:** The RBP shall include the provision and delivery of HVAC filters for the Resident's home approximately every 90 days, or as required by your HVAC system. Resident shall be solely responsible for the proper installation of the filter that is provided within two (2) days of receipt. Resident hereby acknowledges that the filters will be dated and subject to inspection by the Landlord upon reasonable notice to verify replacement has been timely made. If at any time Resident is unable to properly or timely install a filter, Resident shall immediately notify the Landlord in writing. Due to potential damage caused to the HVAC system from failure to properly and timely replace the filter, Resident's failure to properly and timely replace the filters shall be considered a material breach of the Lease and Landlord shall be entitled to exercise all rights and remedies it has against Resident and Resident shall be liable to Landlord for all damages



20397 Route 19 Suite 228
Cranberry Twp PA 16066
(412) 315-7720 | www.bhsold.com

to the property or HVAC system caused by Resident's neglect or misuse. If at any time Resident is unable to properly or timely install a filter, Resident may notify Landlord in writing and Landlord shall arrange for installation and may charge a trip fee, or other fee, to Resident to perform the filter change. Resident acknowledges that if the property does not have an HVAC system, there will be no filter(s) provided and there is no discount to the overall Resident cost of the package. Resident acknowledges and agrees that the delayed receipt of HVAC filters, or inaccuracy of shipment, shall not cause a reduction or modification to the RBP Fee.

⦿ **Move-in Concierge Service:** The RBP shall include a concierge service to Resident to aid in utility, cable, internet, and other relevant service(s) activation (collectively, the "Move-in Services"). Resident acknowledges that the concierge service provided herein does not guarantee connectivity, account setup, rates, fees, and availability of the Move-in Services, and that all Move-in Services are subject to the approval of the Resident by the third parties providing such services. Resident maintains the right at any time to facilitate Resident's own activations of the Move-in Services, and such action by Resident shall not reduce or modify the RBP Fee. Resident agrees to abide by all applicable lease and property restrictions and guidelines applicable to the Move-in Services.

⦿ **Resident Rewards:** The RBP shall include access to a resident rewards program ("Rewards") designed for use by the Resident. Rewards are solely accessible online and are activated, and used, at Resident's sole discretion through use of a mobile application provided by the Rewards provider. Rewards will provide Resident with available rewards as a preferred customer of the Landlord. The Rewards shall be subject to Resident's acceptance of the Rewards provider terms of use. Resident acknowledges that the Rewards online platform may be inaccessible due to, but not limited to, scheduled outages, force majeure, internet failures, among other reasons. Resident acknowledges and agrees that the inaccessibility of the Rewards for a period of less than thirty-one (31) days shall not cause a reduction or modification to the RBP Fee.

⦿ **Credit Building:** Resident agrees to, and Landlord shall provide, credit bureau reporting of payment history of Rent payments, excluding payment of Additional Rent or any other services paid by Resident under the Lease, through a third-party service provider. For any disputes, and/or corrections, Resident acknowledges and agrees to seek resolution first with the third-party credit data furnisher, and in the absence of resolution, then from the Landlord. Resident acknowledges and agrees that the inaccurate reporting, or lack of reporting, shall not cause a reduction or modification to the RBP Fee.

⦿ **\$1M Identity Fraud Protection:** Resident has elected to be automatically enrolled in Identity Protection and agrees to Aura's Terms of Service and Privacy Policy with respect to the identity theft protection service provided as part of the RBP, which can be found at <https://my.aura.com/start/secondnature>.

Additional Terms and Conditions

The following services are provided to the Resident at no additional cost and shall be considered complimentary to the Resident upon the election to receive the RBP, in addition to the terms and conditions for the services:

24-Hour Maintenance Coordination Service: Landlord shall allow access to Resident to report maintenance concerns outside of normal business hours via the online Resident portal, or other such means as made available by Landlord.

Online Portal Access: Landlord agrees to provide Resident online portal access for the purposes of reviewing pertinent documents, payment of Rent and other fee(s), and reporting maintenance concerns. Landlord reserves the right to restrict payment access to Resident, at Landlord's sole discretion, should a pattern of delinquency arise and/or persist.

Multiple Payment Methods: All rental payments can be paid using a variety of methods available under the Resident's portal. Available methods include ACH, debit and credit cards, along with participating retailers (as applicable). Restrictions of payment methods by the Landlord are permissible should a pattern of delinquency arise and/or persist. Any applicable fees associated with payment methods are at the Resident's expense.



20397 Route 19 Suite 228
Cranberry Twp PA 16066
(412) 315-7720 | www.bhsold.com

Home Buying Assistance: Resident acknowledges that Landlord is a Licensed Real Estate Agent and/or Broker and offers buyer representation services and referrals to Residents enrolled in the RBP for the purchase of real property. Compensation and detail of such services shall be agreed upon in a separate agreement outside of this Lease.

RBP Vendors: Landlord, and/or Bridge Home Realty, may have business relationships or affiliations with vendors and suppliers of RBP services or products provided herein and may receive financial or other benefits from that relationship or affiliation. Landlord, and/or Bridge Home Realty, will ensure all third-party vendors are licensed, bonded, and insured, if applicable.

Data Privacy Consent: Resident hereby explicitly and unambiguously consents to the collection, use and transfer, in electronic or other form, of the Resident's personally identifiable information, including sensitive information, to include, but not limited to, Resident's name, address, telephone number (home, work and mobile numbers), email address, and date of birth (collectively, the "Resident Data") by the Landlord, and its service providers, subcontractors, and agents (individually or collectively, the "RBP Provider(s)") for the exclusive purpose of implementing, managing, and performing the RBP. The Resident understands that Resident Data may be transferred to any RBP Provider implementing, managing, and performing the RBP, now or in the future. The Resident authorizes the RBP Providers to receive, possess, use, retain and transfer the Resident Data, in electronic or other form, for the exclusive purpose of implementing, managing, and performing the RBP. The Resident understands that Resident Data will be held by the RBP Providers only as long as is necessary or appropriate for implementing, managing, and performing the RBP. Further, the Resident understands that the Resident is providing the consents herein on a purely voluntary basis. Landlord represents and warrants that it shall comply with applicable data protection laws, including implementing appropriate technical and organizational measures which meet the requirements of applicable data protection laws.

Consent to Receive SMS Messages: Resident consents to receive SMS messages (including text messages), and telephone calls (including prerecorded and artificial voice and autodialed) from the Landlord and the RBP Providers at the specific number(s) provided to the Landlord, with service-related information, account information or questions, and/or marketing information. The Resident represents that the Resident is permitted to receive calls and text messages at the telephone number provided to the Landlord by the Resident. Standard message and data rates may apply. SMS messaging services may be modified from time to time, for any reason, and without notice, including the right to terminate SMS messaging with or without notice, without liability to the Resident.

Upon the signature of the Landlord and the Resident(s) below, the above-mentioned RBP Addendum shall be considered as part of the Lease and legally binding on all Parties.

Option 1 : \$49.95(Default)

Option 2 : \$29.95

Waive Coverage

Resident

Date

Resident

Date

Resident

Date

Resident

Date

Landlord, and/or Landlord's Agent

Date