

# EBPM RESIDENT BENEFITS PACKAGE

Adding value to the rental experience

**\$39 per month**



## ONLINE RENT PAYMENTS

Save money on postage and never worry about lost mail. Set up one-time or recurring secure bank transfer or, with no convenience fee...eChecks.



## RESIDENT PORTAL

Your password-protected portal allows you to view your payment history, print rent receipts, make repair requests and update your information anytime.



## PEST INSURANCE

Protects you from fleas, cockroaches, and rodents.



## 24 HOUR REPAIR HOTLINE

You will talk to a real live trained technician for afterhours EMERGENCIES who will provide immediate help.



## FURNACE FILTER DELIVERY

You will be provided with 2 new furnace filters annually, saving you 10-20% on your energy bills.



## LATE FEE FORGIVENESS

EBPM will grant a one-time forgiveness on late fees during your lease duration. (\$150 maximum)



## RENTER'S INSURANCE

All EBPM residents are required to carry renter's insurance for their own protection and benefit. This Resident Benefits Package covers the insurance requirement per your lease agreement. Liability limits: \$100,000\*



## PROPERTY INSPECTION

We inspect the property annually to ensure there are no outstanding repair or maintenance issues.



## INCREASE CREDIT SCORE

We are the only property management company that reports all on time rental payments to Experian, adding points to your credit score.

If resident carries own renter's insurance with the required coverage, the Resident Benefit Package is \$29 per month.



### CARPET CLEANING CREDIT

### HOTEL ACCOMODATIONS

A \$75 credit is yours to apply towards carpet cleaning services. Limited to one credit per 12-month cycle. Unused credits do not roll over to the next year. The resident must use the online portal to submit request.

If the property become uninhabitable due to a covered peril, your Benefits Package will cover the cost of a temporary hotel stay up to \$100 per day for a maximum of 7 days.



### LEASE RENEWAL FEE WAIVED

### HOME CLEANING CREDIT

### COMPLIMENTARY LOCKBOX

We will waive the \$150 lease renewal fee if the resident signs and returns the renewal at least 5 days before the end of the lease. If not, a \$150 fee will be charged.

A \$75 credit to apply towards home cleaning services. Limited to one credit per 12-month cycle. Unused credits do not roll over to the next year. The resident must use the online portal to submit request.

We will provide you with a complimentary combination lockbox for your home; this can be removed and kept on hand for vendors or relatives.



### HANDYMAN CREDIT

### IF AND WHEN YOU BUY A HOME

A \$75 credit is yours to apply towards Handyman services. Limited to one credit per 12-month cycle. Unused credits do not roll over. The resident must use the online portal to submit request.

If you eventually plan on purchasing a home, let EBPM represent you and we will credit you the dollar amount of your security deposit at the closing of escrow.