

# \*30 DAY LEASE GUARANTEE ADDENDUM

**The Guarantee:** Sleep Sound Property Management, Inc. (hereinafter Manager) guarantees that Manager will **Rent** Owner's property in 30 days or less, commencing once ads are posted or **Manager will waive 2 months of monthly management fees.**

“**Rent**” is defined as signing an execution agreement and collecting a deposit from the Resident(s).

To enroll your Property in Manager's \*30 Day Lease Guarantee Program Owner must agree to the terms below:

## **Owner Responsibilities**

1. Owner agrees to follow Manager's recommended initial list price. Owner gives Manager permission to reduce the list price by 5% every 7 days (when no applications are pending) until the property is rented.

2. Property must be move-in ready as defined below:

- Property must be vacant. If property is not vacant at the time advertisements start, the commencement of the 30 days will not start until the home is vacant.
- Property must be professionally cleaned
- Manager's 73 point mechanical checklist provided to owner must be completed by Manager
- If carpets are present, they must be professionally cleaned using a truck mounted system.

3. Owner's property must be pet friendly (allow both cats and dogs).

4. Owner must allow use of Rently boxes.

\*\*5. The lease being offered must be for 12 months

\_\_\_\_\_ (initial) Yes, Enroll Me. I agree to the terms.

\*Properties that are listed between October-February will receive a 45 day guarantee.

\*\* Properties that are listed between October-February may offer a 6 or 9 month lease.