



The Owner Benefit Package

Enrollment in Rent Advance

Receive up to 12 months of rent payments upfront on qualifying leases. Rent Advance gives you **CASH-IN-HAND** while completely removing the risk of resident non-payment.

Market and Asset Level Rental Reporting

- Average monthly rent amounts in your market
- Current & future market value of your asset
- Analysis of future rent amounts in your market

Updates on Legislation Impacting Your Rental Portfolio

Receive real-time updates on legislative & regulatory changes to housing regulations.
(State & Federal Jurisdictions)

Protected Rental Income

Receive up to **2 months** of rental payments. Help protect your rental income from renters that default on their rent payments.

Bi-Annual HVAC Tune Up

Spring and Fall HVAC tune ups included to ensure equipment is running properly.
Service Performed by a Licensed HVAC Contractor!

Pest Control Treatment Services

Should a need for Pest Control arise at your property ForeFront will cover the costs of the treatment!

Bi-Annual Property Assessment *(Normally \$130)*

Receive a bi-annual property assessment with reports included!

Have Questions? Please Contact ForeFront at info@forefrontpm.com for More Information



Owner Benefit Package

Cost Analysis

Owner Benefit Package
\$45.00 Per Month

Actual Cost
Breakdown

2 Months of
Rent Protection

\$2,000 - \$10,000
In Potential Lost Rent Coverage

All Maintenance Oversight
Fees Included

\$100 - \$200
Annually

Free Annual Home
Assessment

\$130 Per Assessment

Free Bi-Annual HVAC
Inspection

\$160 - \$400
Annually

Free Pest Control

\$100 - \$150
Per Occurrence

Total Annual Cost:
\$540.00

Total Actual Costs:
\$2,455.00 - \$10,835.00



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PROPERTY MANAGEMENT

Covered pest under the Benefit packages:

Ants
Fleas
Ticks
Silverfish

Cockroaches
Scorpions
Wasps/Yellow Jackets
Spiders

German Roaches and Bedbugs are not covered

Note: Not all treatments are free to the owner. If a property has been treated repeatedly in a calendar year or a non-covered pest is requested (such as a live animal removal), your service request may incur additional costs. Any "unapproved" treatments will be provided at a discounted rate to you, the owner.

****Infestations are not covered****



We will review any
Requests at your
Property for pest
control



We dispatch
a pest professional.



Professional service
is provided at
your property!

Price ceiling: \$150.00/visit

Anything over this amount will be paid by the owner.

Follow up visits are not included in the Pest Control package.

Rent >>> Advance



What is Rent Advance?

Rent Advance provides owners of rental properties with up to 12 months of rent payments upfront, removing tenant payment risk.

How does it work?

1. Once a new lease is signed the owner of the unit will receive an email offer that includes an exact dollar amount & a link to access the offer details. Units with 6+ months remaining on the lease may also qualify and receive an advance offer.
2. Once the property owner clicks the link, they will see additional details about the Rent Advance offer, the payment schedule breakdown, FAQs, and the ability to ask any additional questions via the chat feature.
3. Finally, the Rent Advance offer can be executed by the owner, and once the banking information is verified payment will be sent to the property owner's bank account.

What am I responsible for?

- ▶ Must continue utilizing ForeFront as the property manager for the duration of the agreement
- ▶ May not sell, mortgage, or otherwise take any action to the detriment of Rent Advance or its interest for the duration of the agreement
- ▶ You are required to make any necessary repairs that impact unit habitability during the transaction term



What are the benefits?

- ▶ Receive up to 12 months of rent upfront in a single payment, net of any property management or transaction fees
- ▶ Cash-in-Hand with no risk of repayment
- ▶ Utilize liquidity to renovate an existing rental or grow your portfolio by purchasing an additional property

Rent >>> Advance



Example Rent Advance Payment Schedule

Period	Estimated Date	Expected Tenant Payment	Monthly Property Management Fee	Potential Net Rent Payment to Owner <i>Without Advance</i>	Rent Advance Payment to Owner
1	1/1/2021	\$1,800.00	\$149.00	\$1,651.00	\$17,227.04
2	2/1/2021	\$1,800.00	\$149.00	\$1,651.00	-
3	3/1/2021	\$1,800.00	\$149.00	\$1,651.00	-
4	4/1/2021	\$1,800.00	\$149.00	\$1,651.00	-
5	5/1/2021	\$1,800.00	\$149.00	\$1,651.00	-
6	6/1/2021	\$1,800.00	\$149.00	\$1,651.00	-
7	7/1/2021	\$1,800.00	\$149.00	\$1,651.00	-
8	8/1/2021	\$1,800.00	\$149.00	\$1,651.00	-
9	9/1/2021	\$1,800.00	\$149.00	\$1,651.00	-
10	10/1/2021	\$1,800.00	\$149.00	\$1,651.00	-
11	11/1/2021	\$1,800.00	\$149.00	\$1,651.00	-
12	12/1/2021	\$1,800.00	\$149.00	\$1,651.00	\$1,000.00
Totals		\$21,600.00	\$1,788.00	\$19,812.00	\$18,227.04

****Assumes Monthly Rent Amount is \$1,800 & Management Fee of \$149 Per Month****



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PROPERTY MANAGEMENT

Client Initial __ FFPM Initial__



Owner Benefit Package

Frequently Asked Questions

What is the Owner Benefit Package & what does it include?

The Owner Benefit Package is a bundled service that offers our owners new and innovative product features that include:

- ▶ Enrollment in Rent Advance
- ▶ 2 Months of Rental Income Protection
- ▶ Quarterly Rental Analysis Reports
- ▶ Real-Time Legislative Alerts & Updates

What benefits does the Owner Benefit Package offer?

The Owner Benefit Package gives our owners true peace of mind. Accepting the Rent Advance offer provides owners up to 12 months of risk-free rental income. If you decide not to proceed with the advance, you can rest easy knowing your rental income is protected with 2 months of rental income protection.

Can I opt-out of the program after initially being enrolled, or vice versa?

Yes, you will be able to opt-out of the Owner Benefit Package within the first 60 days of your property being enrolled. After 60 days your rental property will remain in the program until the current lease expires.

If you originally opted-out of the program, you may contact your property manager and opt back in at anytime.

What is Rent Advance & how does it work?

Rent Advance gives our owners the ability to monetize up to 12 months of rent payments in one lump sum with no risk of repayment.

Our owners will receive an email offer with an exact dollar amount & a link to view the offer details. Follow the link to view additional features, plus the ability to accept the offer. Once the offer is accepted the owner will receive a confirmation email containing a request to verify the bank account for delivery of the funds.

Am I required to accept the Rent Advance offer?

No, the Rent Advance offer is an optional feature, and the property owner is not required to accept it.

How do I know if my property qualifies for a Rent Advance?

A rental property qualifies for a Rent Advance offer if:

- ▶ There is at least 6 months remaining on a new or existing lease
- ▶ No NSF's or late payments on an existing lease
- ▶ The monthly rent is not currently subsidized by rental assistance programs
- ▶ The monthly rent amount is between \$800 & \$5,000

Does the Rent Advance offer expire? If so, how long does the property owner have to accept it?

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Yes, the Rent Advance offer will expire 7 days after it is generated

and emailed to owners. If your offer has expired, please contact us to review your options.

How does the Rental Income Protection work, and does it apply for property owners who accept the Rent Advance offer?

Enrolling in the Owner Benefit Package provides owners with up to 2 months of Rental Income Protection from losses stemming from a tenant's default on rent payment. For owners who accept the Rent Advance this feature would no longer apply since the owner has received all scheduled rent payments upfront.

What information is included in the Legislative Alerts?

Our legislative updates provide owners with details on all new, pending, and passed legislative & changes that impact their rental investment. Whether the bill is at a Federal, State, or local level, we have you covered!

Have More Questions? Email us at info@forefrontpm.com for more information

