



Property Protection Programs

Legal Action – Rent Loss Protection Program

Loss of rental income of your investment property due to a non-paying tenant can be a difficult hardship for many landlords to endure. While TRM goes to great lengths to screen and lease your property to reliable and responsible tenants, unforeseen life circumstances such as loss of job, divorce, or death in the family can impact good tenants leaving them unable to make their monthly rent payment at any time. In addition to a Landlord's concerns over property damage and evictions, loss of rental income is one of those worries at the top of the list. To provide you with a level of protection and coverage that other property management companies do not provide, we are proud to offer the Rent Protection Program.

For a small monthly fee of \$20 per unit. TRM will pay you for the amount of unpaid Tenant rent, up to, but not exceeding the equivalent of one month's rent as specified in the existing tenant lease agreement, or the agreed rent price at the time of termination of Tenant occupancy.

Please note, while the Rent Protection Program covers you for up to one month of lost rental income, coverage is not provided for physical property damage or evictions. To protect yourself against eviction costs and property damage, please refer to the Eviction Protection and Property Protection programs to protect you from losses in these areas. For the best all-around protection, check out our Comprehensive Protection Program, which covers you in all three areas for a reduced overall price.

Any recovery by Owner of attorney fees, unpaid rent, damages or other charges or expenses shall be paid to TRM. The foregoing Rent Loss Protection Program shall only be valid while a management agreement is in effect and while the property is being actively marketed for re-lease by TRM. Owner represents and agrees (a) that this clause contains the complete and entire agreement of the parties regarding the Rent Loss Protection being provided by TRM, (b) that Owner shall fully cooperate in the institution, prosecution and collection of any such litigation, (c) that this Rent Loss Protection plan is not an indemnity or insurance contract of any kind, (d) that Owner waives any claim against TRM in regard to this program, and (e) that Owner fully and clearly understands the terms and legal effect of this provision. (f) Enrollment in the Rent Loss Program is permitted only within the first 30 days of leases initiated and executed by TRM.