



30 DAY LEASE GUARANTEE ADDENDUM

The Guarantee: Invested Property Management (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 advertisement starts, the commencement of the 30 days will not start until the home is vacant.
 - Property must be professionally cleaned
 - If carpets are present, they must be professionally cleaned
 - Property must meet all of the requirements of the Landlord's Rent Ready Checklist
3. Owner's property must be dog friendly.
4. The lease being offered must be for 12 months, unless otherwise agreed to by Manager.

Yes, Enroll Me. I, _____ agree to these terms for my property at

Owner Signature _____