



ORANGE
— REALTY GROUP —
Sales, Property Management & Investments

SCREENING CRITERIA AND DISCLOSURE

All adults (18+) will be charged a non-refundable \$95.00 application fee. All prospective occupants of the rental must be listed by name and age on the application, due to federal and state regulations.

Each adult over 18 must complete a separate application form. Because application fees are non-refundable, it would be in your best interest to confirm that your rental requirements are not outside of our tenant criteria including, but not limited to: multiple adult roommates, eviction history, foreclosures, bankruptcies, job loss, minimal income, low credit scores (below 500), unusual pets, large pets, multiple pets, multiple families or family size exceeding size limits under applicable laws or anything that would cause your application to be rejected.

WHEN THE ONLINE APPLICATION IS COMPLETED, WE WILL PROCESS YOUR APPLICATION AND CHARGE THE NON-REFUNDABLE \$95 APPLICATION FEE PER APPLICANT.

This application, background information, credit scores, rental history, criminal history, and employment verification will be viewed by Orange Realty Group authorized employees, and possibly the property owner. Multiple applications may be reviewed in choosing a tenant.

We do not pre-screen applications. Applicants are required to understand the following criteria and will need to meet, or exceed, the requirements below.

Lease Criteria in Applying for a Home:

Before you apply for a home, read the following information concerning the approval process. If you have any questions contact our office at (702) 617-0000 during normal business hours Monday to Friday 9 AM to 5 PM Pacific Standard Time.

Application Process & Screening Criteria:

Orange Realty Group is committed to equal housing and we fully comply with the Federal Fair Housing Act (FFHA). We do not discriminate against persons because of race, color, religion, sex, handicap, familial status, national origin, or age. We also comply with all state and local fair housing laws. We offer application forms to everyone who requests one.

Each occupant over the age of 18 must complete an application and pay the \$95.00 non-refundable application fee. Again, all prospective occupants of the rental must be listed by name and age on the application, due to federal and state regulations.

Approval is based on the following factors:

- Credit History
- Employment Verification and History
- Income Verification
- Rental Verification and History
- Criminal Background Check
- Terrorist Database Search
- Pet Criteria

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Identification:

Each applicant is required to provide a copy of a legible Government issued photo identification card. A photo of your identification card can be sent to: pm@orglv.com or by fax to: (888) 550-6694. You must reference your name and prospective property address in the subject line.

Income Verification:

Income should be at least three (3) times the monthly rent and verifiable from an unbiased source: employer through pay stubs, tax returns, and/or bank statements. Self-employed income may also be verified with a CPA-prepared financial statement or tax returns. Your employment history should reflect at least 6 months with your current employer. Transfers or relocations must have correspondence showing an accepted job offer. Any verification fees required by the employer must be paid by applicant. Applicants who do not meet the above employment or income requirements must submit Savings Account statements showing a minimum average balance equal to 8 months of rental payments, for the last 6 months.

Employment:

We require verifiable employment history for at least the past three (3) years. You must be a permanent employee (not temporary or probationary). If you are self-employed, retired, or not employed, we can accept such documents as signed tax returns (2 years minimum), bank statements, etc. that provide proof of applicant's ability to pay the rent. If military, we need a current copy of your LES. If you are active-duty military, you must be on an assignment that, to the best of your knowledge, will allow you to complete an initial 12-month lease.

Residence History:

We require verifiable residence history for at least three (3) years whether you currently own or rent. Applicants are responsible for providing information including the names, addresses and phone numbers, of Landlords with the dates of tenancy for the previous 3-5 years. Rental history must be verified from unbiased sources. Home ownership will be verified from a current credit report. We can accept base housing as rental history. Any evictions within the previous 5 years may be automatic grounds for denial. A history of broken leases will be considered on a case-by-case basis and an additional security deposit may be required at Orange Realty Group's sole discretion.

Credit History:

We will obtain a copy of your credit report. Credit history should show that the resident has paid bills on time and does not have a history of debt "write-offs" or accounts that have gone into collection. Money owed to a previous landlord or utility company may be cause for denial. Residency may also be denied due to poor credit history. Denial based upon information obtained or used from your credit report will be considered an "Adverse Action" under the Fair Credit Reporting Act, and Orange will send you an Adverse Action Notice as required by law.

Contingent Approval - Risk Mitigation Fee - Credit Score Based

Orange Realty Group may offer applicants who have credit scores lower than 620 FICO Score (as reported by a Credit Reporting Agency) an opportunity to rent from us by offsetting the monetary risk for the owner, and the management company. Applications may still be approved with less than a Combined 620 FICO score. Combined Credit scores of 620 or higher may be approved with normal rents, as advertised admin. fees, and a security deposit equal to one month's rent, but other negative credit factors may result in additional lease terms despite an applicant having a 620 credit score.

Offering an approval based upon total credit score below a 620 comes with inherent risk to the landlord and property manager. An approval can be offered even to tenants with less than perfect credit as long as they can pay the additional fee associated with their credit scores to offset the risk involved for all parties.

This program is offered on a case by case basis only - weighing heavily on other factors outside of credit score to include income and rental history. Orange Realty Group maintains the right to retract this offer for any applicant based on other criteria associated with the application process.

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Applicants with Less Than a combined 620 FICO Score May be Subject to a Risk Mitigation Fee, or other proposed terms, as outlined below:

Combined Credit score of 620 to 600 will require an additional risk mitigation fee of \$250.00.

Combined Credit score of 599 to 550 will require an additional risk mitigation fee of \$750.00.

Combined Credit score of 549 and below will require an additional risk mitigation fee equal to \$1,250.00 -AND - are subject to review and approval by upper management.

Denied Lease Approvals:

Any credit score under 500, (330-499) are declined due to bad credit.

Calculating for the Combined Credit Score of Multiple Applicants:

Add the two FICO credit scores together for both (or more) applicants and divide by the number of applicants in the home to arrive at the determining number for the approval process.

Example: 1) Applicant ONE has a score of 600 2) Applicant TWO has a score of 550

Gross Score = 1,150. Divide by Two = $(1,150/2) = 575$ Combined FICO score = \$750.00 Risk Mitigation Fee

Errors & Omissions:

Every effort has been made to provide applicants with reliable and accurate information regarding the home you are applying for - however, changes can and do take place to cause inaccurate information to be accidentally presented. We encourage all tenants to verify schools, allowable pets, expected features, or any HOA concerns prior to signing a lease agreement. Any information posted in the MLS advertisement does NOT constitute a written agreement or guarantee of the facts stated.

Rental Criteria for Animals:

Animal policies vary from one homeowner to another. Some owners do not permit pets, while others restrict type and/or size of allowable pets. No more than two animals per household are permitted without specific owners' approval.

Property Insurance Companies do not allow certain particular breeds of dogs, either purebred or mixed. Therefore, dogs fully or partially of the following breeds may be rejected: Akita, American Bulldog, Bullmastiff, Mastiff, Chow, Doberman, German Shepherd, Husky, Presa Canario, Siberian Husky, Staffordshire Terrier, "Wolf Dog", Bull Terrier, Pit Bull Terrier, Rottweiler and any combination of these.

Tenants may be evicted for misrepresenting any of the above type of dog, as well as for being in possession of any poisonous, dangerous, endangered species or otherwise unauthorized animal. Our animal policies are strictly enforced and can be grounds for eviction.

Special consideration is given to "Service/Support Animals" under the Americans with Disabilities Act ("ADA") or any other applicable laws, that assist a tenant with special medical needs (proper and current documentation needed for verification). We require with your application, a picture of each animal that will be on the property, along with all supporting documentation. Please visit <http://orangerealtygroup.petscreening.com> to supply all relevant info. Unless where otherwise prohibited by law, we may require you to bring the animal(s) to our office for final approval.

- No Aquariums larger than 10 Gallons allowed.
- No ferrets are permitted.

Standard Animal Administration Fees:

At Lease Signing, there is a \$195 administration fee per pet to process and set-up leases for tenants with animals. There is also a semi-annual \$150 animal Inspection Fee for each inspection (2-times per year).

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www.OrangeRealtyGroup.com

Orange Realty Group | 6230 McLeod Dr. Ste 100 | Las Vegas, NV 89120 | (702) 617-0000

Criminal, Sex Offense, and Terrorist Database Check:

We will check these databases for all occupants over 18. Under applicable law, we do not rent to any person required to register as a sex offender. Criminal backgrounds involving violent crimes, prostitution, domestic violence and/or involving the possession of weapons or illegal substances are all grounds for denial of an application. An exception may be made for type and/or age of offense upon written request (except for sex crimes), and please provide details to the Property Manager in writing.

Disabled Accessibility

Any concerns should be submitted in writing to the property manager. We must obtain Owner approval to allow modification of the premises. All modifications are at the expense of the disabled person, and the disabled person must agree to restore the premises, at their own expense to the pre-modified condition (provided the modification would affect the use and enjoyment of the premises for future residents). We require written proposals detailing the extent of the work to be done, approval from the landlord before modifications are made, appropriate building permits with required licenses made available for the landlord's inspection, and a restoration deposit may be required per Fair Housing guidelines.

School Boundaries

School Enrollment concerns should be investigated prior to submitting your application. Applicants must verify their own school information with the school district. Because of the expansive growth in this region, school enrollments get capped and designation boundaries may change. We highly recommend you contact the local school district should any of the school boundaries be a concern for the home you would like to rent.

IT IS THE DUTY OF THE APPLICANT TO VERIFY SCHOOL BOUNDARIES

Sex Offenders

Applicants must conduct their own independent research regarding crime statistics or the presence of any sex offenders in the area, before applying. This information is available free of charge on the internet at the following site:
<http://www.nvsexoffenders.gov/>

WE DO NOT RENT HOMES TO REGISTERED SEX OFFENDERS, INCLUDING WHEN ANY MEMBER OF THE HOUSEHOLD IS LISTED AS A SEX OFFENDER! MANY OF OUR PROPERTIES ARE SUBJECT TO HOUSING AND URBAN DEVELOPMENT (HUD) REGULATIONS, AND THEREFORE SEX OFFENDERS ARE PROHIBITED FROM LIVING IN OUR HOMES UNDER 24 CFR §5.856!

Reasons for Denial of Applications May Include, But Are Not Limited to:

- If you failed to give proper notice when vacating a previous rental property.
- If previous landlord(s) would be unwilling to rent to you again for reasons pertaining to your behavior or that of any family member, guest (welcome or not), your pets, or any animal on the property during your tenancy.
- If you have had three or more late payments of rent within the last 12 months.
- If you have an unpaid collection filed against you by a Property Management Company.
- If an unlawful detainer action or eviction has occurred within the past five (5) years.
- If you have recently received a 3-day notice to vacate.
- If you have less than a 620 credit score and refuse to abide by the additional Risk Mitigation fee as outlined above.
- If you have had two (2) or more NSF checks within the last 12 months
- If you have allowed any person(s), not on the lease, to reside on the premises.
- If we are unable to verify your information, we must deny the application.
- No Businesses operated from property. If you have a home based Business that you think we might approve please let the Property Manager know.
- If any member of the household is a registered sex offender.
- If you violate any of our terms of service during this application process.

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NOTICE TO ALL APPLICANTS: NO SMOKING is permitted inside the home or garage.

Start of Lease:

Vacant Homes - Orange Realty Group has a policy that all leases on vacant homes must begin within 14 days of application approval. We are unable to hold the home rent free without a lease agreement longer than that time without strict owner approval.

Occupied Homes - Orange Realty Group will typically advertise a first available date with all of the homes we manage. In some cases, those dates will need to change due to circumstances beyond our control. We ask the approved incoming tenant be flexible in some cases. We understand the burden this can create and strive to advertise a solid date so incoming tenants can plan accordingly.

What Our Tenants Want You to Know:

1) Orange Realty Group conducts periodic walk-through's of the home you will live in. We take pictures of the interior and exterior of the home during those walk-through's. This information is kept on record and shared with the owner. If this standard walk through procedure is going to cause you a problem - we recommend you stop now and do not apply for one of our homes. We charge for two \$150 Semi-Annual Pet Inspections to tenants with approved animals in their rental home as per the lease agreement. For any period inspection, you must make reasonable efforts to schedule and allow Orange Realty Group access to the home, as per your lease, or Orange will gain access under applicable Nevada laws.

2) Non-Disparagement/ Representations - OWNER, TENANT and PROPERTY MANAGER mutually agree, that as additional consideration, specifically the mutuality of this clause, each is prohibited from making unlawful disparaging remarks/statements or publications regarding the other to any third party, internet, web-based, cloud based, or "review" type publication site, effective the date of this agreement. This provision relates to remarks/statements/publications/opinions/evaluations or any other thought process reduced to writing regarding:

- (1) information subject to confidentiality obligations imposed under this agreement, under any agreement with Orange Realty Group/ landlords, or under any law;
- (2) any parties' performance under this agreement;
- (3) personnel, medical, law enforcement or other similar information clearly considered private
- (4) any unlawful statement or link to unlawful content, including but not limited to malware, vulgarity, obscenity, or that is clearly false or misleading.

If any dispute arises regarding whether any remark, statement, or publication is disparaging, the parties agree that for purposes of this provision, expressly including the enforcement of this provision detailed below, that any remark, statement, or publication shall be irrefutably deemed disparaging if:

- (1) the other party requests, in writing, that the writing/publishing party remove the remark and/or publication; and (2) the publishing party does not respond or object to the request; and (3) the remark and/or publication is not removed within 72 hours of said requests.

OWNER, TENANT, and PROPERTY MANAGER mutually agree that damages for failure to comply with this provision shall be liquidated at three hundred dollars per day for each remark/statement/representation that is disparaging or is not removed within 72 hours of request to remove said remark/statement/representation.

OWNER, TENANT, and PROPERTY MANAGER further agree that enforcement of this provision is appropriate through a temporary restraining order and/or injunctions and permanent injunctions, notwithstanding any rights under the First Amendment to the United States and/or or other codified statute, regulation, or code and that any party who prevails on enforcement of this provision, whether for monetary damages or injunctive relief is entitled to recover attorney fees against the other. The parties to this agreement agree that this provision shall survive the termination, expiration or cancellation of the lease and this agreement in enforceable at any time should any party publish a remark/statement/publication or other writing which is subject to this provision.

Venue - OWNER, TENANT, and PROPERTY MANAGER expressly submit to the jurisdiction of the State of Nevada and agree that venue in any litigation touching or concerning this agreement shall be proper ONLY in the Nevada County in which the rented property is located.

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3) During the last 30 days of your lease agreement - a lockbox will be placed on the home and you will be required to show the home to prospective new tenants. You may opt out of this arrangement, but it will cost an additional fee of one month's rent to do so.

4) Orange Realty Group is a ZERO TOLERANCE company in regards to rent collection. Rent is due the 1st of each month, late the 4th of each month. Late fees begin midnight on the 3rd of the month and will continue to accrue until paid. If rent has not been paid by that point, late fees will be applied with no exceptions. We encourage all tenants to pay via our online system for the most secure and traceable method of payment.

5) Site Un-Seen Application and Approval. It is possible to apply for the home, be approved, and sign a lease agreement without ever seeing one of our homes in person. In such a scenario, we require an incoming approved tenant to sign a Site Un-Seen Addendum to the Lease Agreement. In that form, we ask you name a "Trusted Advisor" outside of Orange Realty Group who has offered you their opinion of the condition of the home.

6) Lease Administration Fee: We charge a lease administration fee of \$195 per lease agreement to prepare, forward, and offer the convenience of electronic signatures.

Management Reserves the Right to Process Multiple Applications for the Same Property, and to Choose the Best Application at its Sole Discretion.

Upon completion of your Application, you will be notified in writing of your Approval / Denial / or Offer of Other Terms as soon as possible

I acknowledge receiving this copy of Orange Realty Group's Screening Criteria and Disclosures and agree to any fees encountered during the application process.

Tenant Name (Print) _____	Signature _____	Date ___ _
Tenant Name (Print) _____	Signature _____	Date ___ _
Tenant Name (Print) _____	Signature _____	Date ___ _
Tenant Name (Print) _____	Signature _____	Date ___ _



We encourage healthy and responsible pet interactions for all residents, and we strive to create a community that welcomes everyone and ensures a pet-responsible environment. We use a third-party pet application service that is simple and secure while storing your pet's information in one place.

This service makes it easy for Pet/Animal Owners to share their animal records with their Housing Provider, pet groomers, doggy daycares, dog walkers, pet sitters, vets, pet friendly hotels, and more.

PRICING

- \$20 for an individual Pet Profile
- \$15 for each additional Pet Profile
- No charge (\$0) for an Assistance Animal Accommodation Request
- No charge (\$0) for a No-Pet profile

All profiles are active for one year upon completion.

HOW TO MAKE A PROFILE

Note: Applicants without pets must complete the online affidavit, while Pet Owners should gather the following to start:

- Vaccination Records
- Microchip Information
- Photos of Your Pet

1. All applicants should visit:

<https://orangerealtygroup.petscreening.com>

2. Review the policies and click the 'Start Here' button for No Pets, Household Pets, or Assistance Animals.
3. Enter your contact information, read and accept the Terms of Service, and click 'Create Profile'.
4. *No Pets*: Simply complete the affidavit questions.

Pet/Animal Owners: Select the type of animal then click Create a Pet Profile. If you are making an accommodation request for an Assistance Animal, the request box will be preselected.

5. On the next page, click on each section within the profile to enter details, upload photos and attach documents.
6. *For Pets*: Click the green 'Proceed to Payment' button at the top right of the profile, enter payment details and submit. *For Animals*: Click the green 'Submit for Review' button at the top right of the profile.
7. Your Pet Profile will be shared automatically with your housing provider.



STANDARD RESIDENT CHARGES/REIMBURSEMENTS

The charges/reimbursements listed below would be incurred by the resident for common actions as outlined in the Lease agreement.

1. Application Fee: \$95

We use AppFolio to process each adult application. When the application is completed in full, Orange Realty Group will process your application and charge a non-refundable application fee.

2. Lease Administration Fee: \$195

We charge a lease agreement preparation fee to prepare, forward, and offer the convenience of electronic signatures.

3. Resident Benefit Package: \$45/mo.

A fee of \$39 monthly will be charged to the Resident(s) for enrollment in Orange Realty Group's Resident Benefit Package. This package includes, but not limited to: home delivery of AC filters, positive credit reporting for on-time payments, liability, and convenience/secure on-line portal for payments, tickets and documents to name a few. (Please see attached for full list, documentation and instructions)

4. Pet Acceptance/Administration Fee: \$195/pet

Administration fee to process, set-up, and monitor leases/renewals for residents with pets. This may automatically be back-charged if unauthorized pet is discovered on top of other applicable lease non-compliance fees. (See Extraordinary Fees #2: Lease Noncompliance Fee).

5. Annual Pet Inspection Fee: \$150/Each Inspection

Resident with pets are required to have a separate Property Pet Inspections by Orange Realty Group per year at \$150 per each inspection per the Lease Agreement. This fee is applied to all residents who have an approved pet and agreement in their lease agreement. Any pet damage noted during the Pet Inspection must be corrected within 14 days. Orange Realty Group will conduct a re-inspection to ensure damages have been corrected and may incur an additional Inspection Fee. If the annotated damages have not been corrected, Orange Realty Group will dispatch a contractor to fix the damages at resident's cost.

6. Sewer, and Trash Reimbursement Fee: \$45-\$55/mo.

These charges are reimbursements to the Owner for sewer and trash, and will vary by property location. This could be subject to change at anytime based upon current utility cost.

7. Pool Service Reimbursement: \$185/mo. or TBD/mo.

These charges are reimbursements to the Owner for mandatory pool service provided by the owner, and will vary by property. The charge will be based on current market costs and could be subject to change at anytime. This only applies to units that include private pools/spas.

8. Minor Maintenance/Repairs: \$150/per issue

This is the minimum fee charged for any/all minor repairs as described in the Lease Agreement that doesn't fall

9. Home Warranty Service Charge: TBD based on owner's warranty company charge

For any units that have an active owner's home warranty policy in place, residents will be responsible to pay ALL maintenance service fees at the time it is due regardless of the cause.

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10. Lease Renewal Fee (Inspection may be required): \$195

Tenants with leases coming up for renewal will be required to pay this fee for administrative costs pertaining to the approval, completion, and signing of said renewal. This fee is applied to the tenant’s ledger automatically when renewal is sent out. PLEASE NOTE: This fee amount is only applicable for lease renewals accepted and returned WITHIN the last 30 days of the last month of the existing contract.

-If returned PRIOR to the last 30 days before expiration, and an acceptable self-inspection is administered, the Lease Renewal Fee will be REDUCED to \$150.

-If returned AFTER expiration of current contract, the Lease Renewal Fee will be \$250, and owner may reevaluate the offer again before accepting.

A lease renewal inspection by Orange Realty Group will be required in most cases. Any damage noted during the inspection must be corrected within 14 days. A member of the Orange Realty staff will conduct a re-inspection to ensure damages have been corrected and may incur an additional inspection fee if applicable. If the annotated damages have not been corrected, Orange Realty Group will dispatch a contractor to fix the damages at the tenant’s cost.

11. Month-to-Month (M2M) Fees: \$195/mo.

If landlord approved: All tenants that request or choose M2M status when offered a renewal will automatically incur a 5% or market value (which ever is higher) increase in monthly rent, plus a monthly \$195 month-to-month fee. M2M charges will post to the resident's account on the 1st day after the expiration of contract regardless and is nonnegotiable.

-If M2M option is offered and accepted an inspection of the property will also be required at an additional \$100/per inspection. This inspection will be required annually. All other standard lease charges/reimbursements listed on this form(if applicable) will be applied as well. (Including but not limited to: Resident Benefit Package, Monthly Pet Admin Charge, Annual Pet Inspection, Utility/Pool Reimbursements, etc.)

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EXTRAORDINARY RESIDENT CHARGES/REIMBURSEMENTS

The charges listed below are incurred by the resident for services above the normal lease agreement, beyond the normal activities for a tenant, or for actions outside of ORG routine operations. These charges offset the cost and time needed to address each issue identified below on behalf of the tenant and are charged on a case by case basis.

1. Late Fee: 5% of Monthly Rent

In the event the resident fails to pay rent when due, resident shall pay a late fee of 5% the monthly rent on the day after that sum was due. Such amounts shall be paid first before submitted payment can be applied to existing rent balance.

2. Lease Noncompliance Fee: \$100

This fee will be applied any time the tenant is out of compliance with the lease. This will include late payments, unauthorized animals, HOA violations, non-proof of liability insurance and its guidelines and other infractions stated in the lease. Charges will apply monthly until remedied.

3. HOA Administration Fee: Please see #2

This fee will be charged anytime the homeowner or the property manager receives a letter for negative reasons from the Home Owner's Association for any violations of the HOA Rules and Regulations. The most common examples are the lawn needing to be mowed and edged (tenant responsibility), the garbage cans to be placed out of sight on non-garbage pick-up days, basketball goals left on the curb, and un-authorized boats or trailers parked in the driveway or on the street. If any letter or notice is received from the HOA because of tenant actions, we must pass along that information to the tenant, add that into the tenant file, respond to the owner, and follow up with the HOA. In addition, any fines from the HOA are passed on to the tenant for payment.

4. Non-Proof of Renters Insurance: Please see #2

During the lease term, tenants shall maintain a policy of residential general property liability insurance, insuring tenant against liability for bodily injury, property damage (including loss of use of property) and personal injury arising out of use or occupancy of the property for no less than \$100,000. Resident must name Orange Realty Group as an additional interested party under such policy.

5. Returned Payment - NSF Fee: \$150

This fee will be charged to the tenant in the event of a returned electronic payment, a returned personal check, or any type of failed payment submission that was due to resident error, or stopped/non-sufficient funds

6. 3-Day/5-Day/7-Day/Unlawful Notice Posting Fee: \$160

This fee is charged if the resident is late in paying or does not pay rent/monthly fees. A notice to pay or quit will be posted on the front door and the charge will be assessed to the resident.

This fee is also charged for any/all lease violation posting as well. A notice to remedy or quit will be posted on the front door and the charge will be assessed to the resident. In some extraordinarily extreme cases, the option to remedy will not be available.

7. Full Evictions (in addition to 3rd party charges): \$1,000

Resident shall be charged an administrative fee of \$1000 per eviction attempt to offset the costs of eviction notices and proceeding. Resident shall be charged for service of legal notices and all related fees per actual costs incurred.

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8. Postings Necessary Due to Tenant Non-Responsiveness: \$100

This fee will be charged anytime we must post a notice due to the fault or non-responsiveness of the tenant.

9. Holdover Fee: \$250

This fee is charged if the resident has remained in the home after the proper 30-day notice to vacate was delivered in accordance with the lease agreement. Per the lease, a charge of three times the monthly rent will also be applied. Reference: Lease Agreement, Section 23 Notice of Intent to Vacate.

10. Guest Fees: \$50/Day

This fee is charged per day for any guest remaining on the premises for more than 10 days. But, in no event shall any guest remain on the premises for more than 15 days.

11. Collection Administration Fee: Higher of \$300 or 20% of Total Balance

This fee will be charged to a resident in the event we must initiate a collection to recoup any funds owed to Orange Realty Group. This will include late fees, NSF Fees, or any other past due items.

12. Tenant Negligence Investigation Fees: \$75/Hour

Any Orange Realty Group investigation required or caused due to Resident negligence is charged by the hour

13. Shipping and Handling Fees (Fed-Ex, Certification Letter, etc.) Fee \$50

This fee will be charged to a resident for any special or extraordinary shipping and handling of mail as administration costs and shipping and handling reimbursements. This can be applied for a pending eviction, and unauthorized pet, or a non-responsive tenant to email and phone calls.

14. No-Access or No-Show Fee: \$100

This fee is charged to a resident if an appointment was made and no access was available to the property, or an appointment was made to meet the resident at a property (or the office), and the tenant is unable to provide access to the property or unable to show up for the appointment. This will be charged on a case by case basis.

15. After Hours Maintenance Fee: \$250

This fee will be charged to a resident if an after-hours maintenance call is required for a routine service call. We understand that tenants have careers and can only be home at certain times after work or on the weekends –the same applies to our staff. It is the policy of Orange Realty Group to not perform any work on a property on behalf of the tenant without the tenant being home to allow for access to the home. We feel this will avoid any issues of missing items in the home, or any uneasy feelings of key security. We do not operate like an apartment complex where our maintenance staff will access your home at any time day or night. This fee will be assessed on a case by case basis and does not apply for emergency service calls such as HVAC or water leaks.

16. Walk-Through Fee: \$100/Hour or \$150/Hour Weekend Walk-Through

This fee is charged on an hourly basis if the tenant requests an in-person walk through either to move into the home, or when moving out of the home. Through normal procedures, an escorted walk through of a property with the tenant and a representative of Orange Realty Group is above and beyond the regular practice of a vacant home walk through. This fee is charged because the resident often still has access to the home via keys, and often has possessions still in the home requiring us to do an additional walk through once the tenant has completely vacated. This offer may be on a case-by-case basis and may be rescinded at anytime.

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17. Utility Crossover Fee: \$75 per Utility

This fee is charged if the tenant fails to cross over utilities within three days of the lease start. Not only would the tenant be responsible for utilities from the day the lease started, but they would also be charged this fee if additional efforts must be made to ensure they properly turned over utilities.

18. Smoke Detector Batteries: \$20/Each

Charge to tenant if battery is dead upon move-out

19. Re-key Lockout Fee: \$150

This fee is charged if the tenant locks themselves out of the home and has requested assistance from Orange Realty Group. Additional charges may be incurred depending on if the doors have to be drilled into, or they can be merely picked. A re-key charge may also be assessed if the keys were lost. Orange Realty often maintains a copy of a key in the office lock-box, but that can often only be retrieved during normal business hours. The tenant may call their own locksmith to access the home, but if keys are changed – copies must be provided per the lease agreement.

20. Re-keyed without Permission, Re-keying Fee: \$150

If a tenant re-keys the property without permission, there will be a fee for the locks to be re-keyed due to the unauthorized changing. In conjunction with this fee there may also be a “No-Access or No-Show Fees” if the property wasn’t accessible during the scheduled servicing or emergency visit.

21. Administration Fee for Cleaning or Repairs: \$200

This fee would be charged if Orange Realty Group must make additional arrangements to provide maid service, lawn service, carpet cleaning, or repairs to any damages done to the home that calls for repair because of tenant negligence. Receipts are kept for costs involved. This fee is meant to cover the administrative cost in organizing this work on the tenant’s behalf.

22. In-Person Lease Signing Fee: \$100 / Hour

This fee is charged to offset the cost of our staff member’s time if a tenant is requiring to come into the office to sit down with our property manager to go through the lease line by line to ask questions regarding the content of the lease. Disclosure: We are not attorneys, so any questions concerning the lease forwarded to Orange Realty Group may be considered legal questions which they are not allowed or obligated to answer. We recommend if there are concerns over the lease signing process that a tenant consult with their attorney prior to signing.

23. Later Move-In Date Change Fee: \$150

This fee is charged to a tenant if a move in date needs to be modified for a later move in. If the terms to the later move in are acceptable to the owner, a later move in can be arranged. This would incur a fee because of the lease agreement having to be modified, and utilities needing to be kept on the property longer. A later move in will be addressed on a case by case basis.

24. Early/Rush Move-In Change Fee: \$150

This fee is charged if a resident requests an earlier move in date than what the original lease was written and signed for. To make this change requires additional paperwork and coordination.

INITIAL HERE TO ACKNOWLEDGE ABOVE FEES AND CHARGES _____

25. Lease Processing Fee for Lease Modification: \$150

This fee is charged if a tenant wants an administrative action taken that will cause their lease agreement to be modified. If a tenant wants to remove an occupant from a lease agreement, add an occupant to a lease agreement, add a pet to a lease agreement or anything that will cause the lease to be modified, a one-time processing fee of \$150 will be charged to the tenant ledger.

26. Roommate Change Out Fee: \$150

This fee is charged if an approved tenant is leaving the lease agreement, and another approved tenant is remaining behind in the home. There is a charge for this to modify the lease agreement, and have the proper forms signed. An example would be in a non-married couple decides to rent a home in both of their names and then one wants off the lease and out of the property. To modify the lease, and to cover the administrative time involved – a fee will be charged.

27. Rush Application Fee: \$200

This fee is charged if tenant wants to rush the application to be processed within 24 hours of submission, and if Orange Realty Group agrees to accommodate this request if possible.

28. Stop Payment & Re-Issue Check Fee: \$75

This fee is charged if a tenant does not receive a check from Orange Realty for any reason that is the fault of the tenant. An example where this would apply is if we were provided the wrong forwarding address and the check is lost in the mail. We must stop payment on that check, and then re-issue another check. We are charged by our bank for any stop payment on a check and that cost would be passed along to the outgoing tenant.

29. Misc. Tenant Reimbursement: TBD

This charge will be applied to any owner paid reimbursements owed by the tenant. This includes, but not limit to, early move-out/ lease termination charges. (i.e tenant procurement, agent referral, etc.)

All Fees described above are subject to changing at any time by Orange Realty Group LLC management. Please contact your property manager for any changes. Any exceptions to Fee charges will be considered on a case-by-case basis.

I acknowledge receiving this copy of Orange Realty Group’s Tenant Charges and agree to any fees encountered during the application process and my tenancy.

Tenant Name (Print) _____	Signature _____	Date _____
Tenant Name (Print) _____	Signature _____	Date _____
Tenant Name (Print) _____	Signature _____	Date _____
Tenant Name (Print) _____	Signature _____	Date _____

RENT COLLECTION POLICY

The following Rent Collection Policy is incorporated by reference and made a part to the Lease between Landlord and Tenant.

1. All Monthly Installments of Base Rent are due and payable as set forth by the Lease Agreement by cashier's check, certified check, personal check, credit card, electronic funds transfer, or money order. Current residents ONLY are eligible to use credit card and electronic funds transfer through the online Resident Portal, subject to management approval. Credit card payments will be subject to a transaction fee. No bills, invoices or statements will be sent.
2. It is the payee's sole responsibility to ensure that all electronic payments are submitted without error and sufficient funds are available by 5:00 p.m. on the Due Date each month or else a late fee, per the terms of the Lease Agreement, will be assessed to the Tenant's account.
3. Rental payments shall be made payable to "Orange Realty Group" and mailed to 6230 McLeod Dr. Ste 100, Las Vegas, NV 89120 in time to be received by your Due Date, per the terms of the Lease Agreement, or paid at the management office of the same address Monday through Friday between the hours of 9 a.m. to 5 p.m.
4. Rent must be paid in full. Partial payments, incomplete (lacking amount, signature, Tenant's first and last name, and Tenant's unit) checks and postdated checks are not acceptable, and may be mailed back to the address of record for the Tenant. If such payment is submitted, the Tenant is responsible for any resultant late fees, NSF fees, and bank fees that may result. **Please write your full name and the complete address of your Premises in the memo section of the check.**
5. Late fees, per the terms of the Lease Agreement, will be charged to Tenant's rental account if any Monthly Installments of Base Rent is paid AFTER 5:00 p.m. of the due date. Late charges are considered to be and are collectable as additional rent. Late fees will apply despite weekends or holidays during which the management office is closed.
6. If any Monthly Installment of Base Rent is not paid in full by the first (1st) day of the month at 5:00 p.m., legal action may be taken to collect same and/or to recover possession of the Premises. The cost for all such actions will be charged to the Tenant's account. Personal checks will not be accepted for payment once legal action has been filed. In such event, the balance must be paid by cashier's check, certified check or money order only.
7. Checks will only be submitted to the issuing bank once for payment. If Tenant's bank returns a check for non-sufficient funds (NSF), Tenant is required to repay the amount of the check and all additional charges immediately upon notification. All returned checks are charged a returned check fee to be the greater of the actual bank charges assessed or as agreed to in the Lease Agreement, in addition to any late charges (if repayment is received after the due date). After two (2) NSF checks, personal checks may no longer be accepted from Tenant; only cashier's checks, certified checks or money orders will be accepted.
8. Any rent not paid when due will be reasonable grounds for termination and/or non-renewal of lease.



6230 McLeod Dr. Ste 100 | Las Vegas, NV 89120 P: 702.617.0000 | F: 888.550.6694 | www.orglv.com

9. Any balance left unpaid for thirty (30) days following the lease expiration date may be submitted to a collection agency. In such event, a collection expense of thirty (30) percent of the total amount remaining due will be added to the original balance.

TENANT HEREBY ACKNOWLEDGES RECEIPT OF A COPY OF THE RENT COLLECTION POLICY.

Tenant Signature Date

Address

Tenant Signature Date

Tenant Signature Date

Tenant Signature Date

The Resident Benefits Package is included with ALL lease agreements under Orange Realty Group. For \$45 a month, package includes but is not limited to:



CREDIT BUILDING

We report every on-time rent payment, so you build credit. Average increases of 23 to 42 points in resident scores, so you can qualify for more and save hundreds.



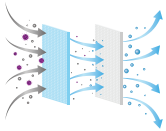
RESIDENT REWARDS PROGRAM

Rent day is now rewards day. You'll get cash, giftcards, and exclusive discounts you can use to save up to hundreds of dollars on everyday expenses.



24/7 DEDICATED EMERGENCY HOTLINE

A maintenance hotline is available to residents 24/7/365 for emergencies outside of business hours. This includes A/C breakdowns, water heater leaks, and other similar issues.



QUARTERLY FILTER DELIVERY

You'll know it is time to change your air filters when they show up at your front door via Second Nature. Clean filters help your A/C unit(s) operate at their most efficient level, saving you money on your electric bill and provide your family good air quality!



PORTABLE AC UNIT FOR EMERGENCY USE

No one like A/C breakdowns during hot summer months in Las Vegas. We will provide you portable AC unit so you and your family can stay cool while waiting for the technician to repair the equipment.



LATE, NSF, AND LEASE NON-COMPLIANCE FEE PAYMENT WAIVER

We understand inconvenient things can happen at inconvenient times. Part of the package includes a one-time waive of one of the fees above (\$85 value).



SECURE RESIDENT PORTAL

Fully Password-protected portal allows you to view your payment history, print rent receipts, make repair requests, see any outstanding charges, update your information and even download important documents anytime and anywhere.



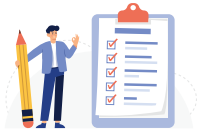
ONLINE RENT PAYMENTS

Never worry about lost mail or purchasing postage to pay rent again. Set-up one-time or recurring secure bank transfers or eChecks with small convenience fees. Options for credit card and cash payments to all participating CVS, 7/11 and Walmart are also available.



ELECTRONIC LEASES AND RENEWALS

Save precious time by receiving and signing important documents securely from your PC or phone through our secured system. Easy and convenient.



CONVENIENT MOVE-IN SELF INSPECTIONS

New Residents can enjoy the convenience of moving in at their own time. New Residents will also be able to complete a supplemental move-in report within 3 days of lease start. While Orange Realty performs detailed move-in inspections, with photos, prior to resident occupancies, this unique feature affords residents the opportunity to provide additional supplemental documentation.



VETTED VENDOR NETWORK

Utilize Orange Realty Groups' vast portfolio of preferred vendors for any personal projects or maintenance needs.



LANDLORD REFERRAL

One of the biggest challenges residents face when applying to rent a place to live is being able to document their residence history in order to qualify. Orange Realty will be happy to verify your rental history with your new landlord.



RENTER TO BUYER PROGRAM

We know that for many people, the natural progression is to move to homeownership one day and Orange Realty Group is here to help! As your lease is coming to an end and you decide to start looking to purchase, let our office know and we can have our affiliate real estate agents help to show you homes and walk you through the process. We will also contribute \$500 towards your closing costs, as long as you use an Orange team agent.



by **Second
Nature**



ORANGE
— REALTY GROUP —
Sales, Property Management & Investments

Who is Second Nature?

Second Nature is working with professional property managers to deliver the #1 resident experience to over 1M residents nationwide. They are a vetted partner of ours that powers our resident benefits package behind-the-scenes. Second Nature works in the background to make sure you have a great experience when it comes to certain benefits in your resident benefits package. Think of them as the wizards behind the curtain ensuring that things are running smoothly for everyone.

What services are included in my RBP that Second Nature assists with?

Your RBP may include the following:

- HVAC air filter delivery directly to your door approximately every 90 days (if applicable).
- A resident rewards program that helps you earn rewards for paying your rent on time.
- Credit building to help boost your credit score with timely rent payments.

HVAC Filter delivery Details

- **Why is it important that I change my air filter regularly?**

Regularly changing your air filter greatly reduces the risk of an HVAC related issue occurring while you live in your home by preventing dirt, dust, and other contaminants from accumulating within the duct work or on the mechanics of your HVAC system. A clean air filter allows your system to use less energy on a daily basis, leading to a 10-15% reduction in energy costs. By changing your air filter prior in line with the stamped expiration date on each filter, you'll maintain compliance with your lease agreement.

- **When will I receive my air filter?**

Filters are shipped by Second Nature every 90 days to our residents. Your first shipment should arrive within the first 30 days of your move-in/renewal/enrollment date.

- **What kind of air filters does Second Nature send?**

Second Nature supplies quality, MERV 8 rated filters which arrive with instructions on how to change your air filter, advice on where your air filter may be located, and direct access to Second Nature's customer service number.

- **I use high rated filters in my home due to a medical need, can I receive a higher rated filter?**

Second Nature will be happy to upgrade the quality of your filter. Please call their customer care center at 1-800-308-1186 or email them at hello@secondnature.com.

- **My filter shipment was lost, damaged, included the incorrect size/quantity, what do I do?**

Second Nature will gladly send you a free replacement. Please call their customer care center at 1-800-308-1186 or email them at hello@secondnature.com.

Resident Rewards details

- **What is Piñata and how does it work?**

Ever paid rent on time and gotten nothing for it? Not anymore! Now, you'll be rewarded for paying your rent on-time with Piñata's Resident Rewards program. Earn gift cards for simply signing up, as well as substantial savings when shopping in the Piñata online marketplace. You'll receive PiñataCash every time you pay rent on time, which can be redeemed for discounts and virtual gift cards in the Piñata Marketplace inside the Piñata mobile app!

- **How do I set up my rewards account?**

Shortly after you've been enrolled, you'll receive an email from Pinata, our rewards partner. Simply follow the instructions to download the Pinata app to your mobile device to access your rewards account.

- **How do I earn rewards?**

You'll be greeted with an initial reward of Pinata cash which you can use for in-app purchases or towards virtual gift cards to retailers like Amazon, Target, Apple, and more! You'll receive additional rewards with greater usage and with each timely rent payment.

- **How do I use my rewards?**

Everything Piñata lives in your Piñata mobile app! Just download it from the app store for free, log in with your email, and Piñata will automatically recognize you and your property manager. You'll see your rent due date as well as rent amount, and you can watch your PiñataCash grow with each on-time rent payment. Whenever you're ready, you can tap on the Marketplace tab and turn your PiñataCash into real-life rewards!

- **I'm having an issue with the Pinata app, how can I resolve this?**

Pinata offers a chat feature within the app which links directly to their customer support team.

Credit Building details

- **What is Credit Building?**

Credit scores are used to determine creditworthiness, which impacts how favorable the terms of any loans you take out, whether it's credit cards, personal loans, car loans, or a mortgage for a home. We will monitor your on-time rent payments and report those on-time payments to the credit bureaus, so your credit score will increase just for paying your rent on time. The best part is, we report to all three of the national credit bureaus (Experian, TransUnion, and Equifax), so that your rent payments have the maximum impact on your Credit Score.

- **Why are you reporting my rent payments to the credit bureaus?**

For most people, housing payments are their greatest monthly expense. We think it's only fair that our residents get positive feedback for their timely rental payments. Once rent payments begin to be reported (it could take up to 90 days from your first rent payment on RBP) they'll appear as a new trade line on your credit report via "Pinata Global Inc". Residents will see a positive impact on their current credit score as we are reporting the first 3 months of on time rent payments together in a batch when opening that tradeline to alleviate any dips caused. The trade line will continue to show timely rent payments as being made to your property management company throughout your time renting with us.

- **What if there's multiple people paying rent? Who gets the credit score boost?**

Our Credit Building service covers everyone in the unit that's listed on the lease, and at least 18 years of age. It doesn't matter how you're splitting up rent, or if you've got someone living with you who isn't contributing to the rent at all. As long as the full rent amount is received on time, everyone in the unit will see their credit scores improve. It's that simple!

- **Are you reporting missed payments to the credit bureaus?**

During your time with us, we will only report timely payments to the bureaus. While we encourage rent payments to be on-time every time, we understand life happens. If you miss your rent payment date, your Credit Score will not be affected; you simply won't get the benefits of those programs for the month. That means no Credit Score increase for the month, but it won't hurt your credit score.

LEASE ADDENDUM FOR REQUIRED LEGAL LIABILITY INSURANCE PROTECTION (LLIP)

This Addendum is attached to and becomes a part of the Residential Lease Agreement. For the duration of the Lease, Lessee is required to maintain and provide the following minimum required insurance coverage:

- \$100,000 Limit of Liability for Lessee's legal liability for damage to Lessor's property for no less than the following causes of loss: fire, smoke, explosion, backup or overflow of sewer, drain or sump, and water damage ("Required Insurance").
- Orange Realty Group must be added as an "additional interested party" to the policy. Please note that this is not the same as "additionally insured"

Lessee is required to furnish Lessor with evidence of Required Insurance prior to occupancy of leased premises and at the time of each lease renewal period. If at any time Lessee does not have Required Insurance, Lessee is in breach of the Lease and Lessor shall have, in addition to any other rights under the Lease, the right but not the obligation to purchase Required Insurance coverage protecting the sole interest of the Lessor and seek contractual reimbursement from the Lessee for all costs and expenses associated with such purchase. This may be referred to as "force placed insurance".

Lessee must obtain Required Insurance or broader coverage from an insurance agent or insurance company of Lessee's choice. If Lessee furnishes evidence of such insurance and maintains the insurance for the duration of the Lease, then nothing more is required. If Lessee does not maintain Required Insurance, they are in breach of this Lease. The coverage provided under the LLIP will provide the Required Insurance coverage listed above. An amount equal to the total cost to the Lessor for the LLIP coverage shall be charged to Lessee by the Lessor as a recoverable expense under the Lease. Some important points of this coverage, which Lessee should understand are:

1. LLIP coverage is NOT personal liability insurance or renters insurance. LLIP does not cover the Lessee's personal property (contents), additional living expenses or liability arising out of bodily injury or property damage to any third party. If Lessee requires any of these coverages, then Lessee should contact an insurance agent or insurance company of Lessee's choice to obtain personal liability insurance or renters insurance to protect Lessee's interests.
2. If Lessee has purchased Renters Insurance and at any time allows such Renters Insurance to lapse in breach of the Lease Agreement, Lessor may purchase Lessor Insurance without notice and add the total cost associated therewith to Lessee's monthly rent payment.
3. Licensed insurance agents may receive a commission on the LLIP.
4. In the event that loss or damage to Lessor's property exceeds the amount of Required Insurance, Lessee shall remain contractually liable to Lessor for such amount. In the event of liability to any other party for bodily injury or property damage, Lessee shall remain liable to such other party.
5. It shall be the Lessee's duty to notify Lessor of any subsequent purchase of Renters Insurance.

As used in this Addendum: "Lease" may be interchangeable with "Lease Agreement"; "Lessee" may be interchangeable with "Resident" or "Tenant", and "Lessor" may be interchangeable with "Landlord" or "Owner".

Lessee Signature

Date

Lessee Signature

Date

Lessee Signature

Date

Lessee Signature

Date