

TexasRenters.com Cash Flow Protection Plan Addendum Not Available on the Standard Plan

Cash Flow Protection Plan

- If the owner has selected a management plan that includes the Cash Flow Protection Plan and TexasRenters.com has screened the tenant and has been paid a leasing fee, TexasRenters.com, LLC will advance to the Owner's account on the 15th of the month or the next business day of the month the Rent less any authorized deductions if Tenant does not pay Rent according to the terms of their lease agreement by the 15th of the month.
- TexasRenters.com, LLC shall be reimbursed from any subsequent tenant payments.
- TexasRenters.com, LLC will not be required to advance more than one month of rent per Property under this cash flow protection Plan.
- TexasRenters.com is not providing this protection plan as insurance against tenant default. In accordance with the terms of this Addendum, TexasRenters.com shall provide an advance on its future fees and or commissions. Following any advance, future management fees charged by TexasRenters.com to the Owner shall reduce the outstanding balance of any funds advanced under the Cash Flow Protection Plan as follows:
 - 100% of all leasing fees and management fees
 - 50% of any sales commissions retained by TexasRenters.com, LLC
- Owner unconditionally assigns to TexasRenters.com the right to collect all payments and fees from the tenant(s).

Eviction Protection Plan

- If the owner has selected a management plan that includes the Eviction Protection Plan and TexasRenters.com has screened the tenant and has been paid a leasing fee, TexasRenters.com will pay for court cost and necessary attorney fees if Tenant fails to pay rent, and an eviction is necessary.
- Owner and TexasRenters.com will pursue collection of the Eviction cost per the lease agreement, but if the Owner and or TexasRenters.com is unable to collect, TexasRenters.com will not pursue collection from the Owner.

Force Majeure. TexasRenters.com shall not be responsible or liable to advance any funds under any Protection Plan if TexasRenters.com is prevented from enforcing the lease terms due to property damage or failure or delay in the performance of a resident's lease obligations to the extent they arise out of or are caused, directly or indirectly, by forces beyond TexasRenters.com or the Tenant's control, including, without limitation, strikes, work stoppages, accidents, acts of war, terrorism or threats of terrorism, civil or military disturbances, nuclear or natural catastrophes, fire, flooding, wind, disease or medical epidemics or outbreaks, governmental mandates or directives, power outages, or other acts.

The protection plans outlined above only apply to those owners who have selected a plan that includes the protection plans. TexasRenters.com's obligation to advance any funds under any protection plan terminate contemporaneously with the Property Management Agreement. Any amounts TexasRenters.com has advanced under the Cash Flow Protection Fund, but not yet earned by TexasRenters.com shall be due from the Owner to TexasRenters.com on Notice of Termination. TexasRenters.com may unilaterally change or modify the terms and conditions of the Protection Plans at any time.

Owners' Initials _____, _____