



Guaranteed Rent Program

Should the tenant fail to make the rent payment as agreed, HMR at its own expense will pay the rent on behalf of the tenant for a max of 3 payments during the leasing period. Additionally, HMR will cover attorney fees up to \$1,000 (one thousand dollars). HMR will continue to try to collect the outstanding balance from the tenant in order to make itself whole. HMR's Payment of rent does not include paying for any physical damage to the property caused by the tenant.

HMR will not cover losses that are caused by the owner's failure to maintain the home in a habitable condition. If loss of rent is due to a plumbing leak, or any other type of damage that is not caused by the tenant, then HMR will not be liable for any loss of rent during any period of inhabitation. Should the owner receive any compensation for loss of rent from an insurance company or any other entity, then the owner will not receive any additional compensation from HMR. Also the owner must agree to compensate HMR once the insurance begins to pay for any rent that HMR advanced on the tenants behalf.

This guarantee applies to new "lease ups" only, and does not apply to properties where a tenant was already in possession of the property when HMR started management of said property. Applies only to tenants that HMR has screened prior to move in. Guarantee will not be honored if tenant is related to owner. If owner gives the tenant their phone number, or tells the tenant it is acceptable to pay rent late, then the guarantee will be voided.

Landlord Print Name	Sign Name	Date
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