



## Bridge Turn Key Investments Rent Guarantee Information and FAQ

### **Our Rent Guarantee:**

Our rent guarantee covers rent starting from 30 days after you close on your property until your first tenant is placed. The spirit of this guarantee is to insure you have rent on your property by the time you make your first mortgage payment.

### **What if a Rent Concession is Made:**

Sometimes we make rent concessions during the marketing of your property to expedite the placement of your first tenant. If a rent concession is authorized by Bridge and it affects the expected rent (after the initial 30 day period after you have closed on your property), we will cover the lost rent within our guarantee.

### **How is the Rent Guarantee Paid:**

Concessions are paid by check directly from Bridge to you. The rent guarantee is typically paid once a lease is signed on your property, and the tenant has taken possession.

### **What Time Frame Does the Rent Guarantee Cover:**

The rent guarantee begins from 30 days after you have closed on your property, thru the date your first tenant takes possession of the property.

### **What if My Property Rents for Less than the amount Sold on the Pro Forma:**

If Bridge has agreed to lower the marketed rent amount more than \$25 dollars under the target rent rate we will cover the difference during the first 12 months you own your property. Once the tenant has taken possession, we will cut a check for the difference.

**Does the Rent Guarantee Cover Holding Costs:**

Once you have closed on your property, the client is responsible for all utilities, taxes, and insurance.

**Do I Qualify for the Rent Guarantee:**

*Every turn key property qualifies for our rent guarantee, we just ask that each client follows the same approach to leasing as we do, this includes:*

- We accept both section 8, rental assistance programs, and market rent tenants.
- Sign your property management agreement within two weeks of signing the purchase contract for your turn key property.
- Accept pets in your property, which includes an additional pet deposit.

**Why do we Collect a Management Fee From the Rent Concession:**

We continue to manage the property and work closely with your property manager during the placement of your first tenant. This 9% helps cover our administrative and in the field costs of your property during that time.