

Resident Benefits Package

As part of the Monterey Bay Property Management (MBPM) family, you are eligible for some perks that those who rent from Brand X do not necessarily enjoy. Here at MBPM, we strive to create your most memorable rental experience. One of the ways we do that is via our Resident Benefits Package, a suite of services designed to make your rental life simple, affordable, and convenient. The Resident Benefits Package includes the following services:

Move-in Concierge Service: Setting up utility, cable, internet and any other service accounts you may need can be overwhelming. One simple call to our concierge service, and all of your accounts will be created and ready for you at move in! Of course, if you choose to set up services yourself, that's perfectly fine, too.

Renters Insurance: Automatic enrollment with a renter's insurance policy that satisfies the coverage requirements of your lease. Of course, you may obtain alternative coverage from an insurer of your choice.

Online Portal Access: Our online portal gives you access to your pertinent documents, records of the payment of rent and other fees, and for reporting maintenance concerns.

Credit Building: Paying your rent on time can help you build your credit score! When you pay your rent on time, we happily report that information to the credit companies, which, over time, will help increase your credit score. Get rewarded for something you are going to do anyway!

\$1M Identity Protection: Identity Guard (www.identityguard.com) will monitor your personal information, credit, and bank account for signs of fraud, alert you to breaches and credit fraud, and U.S.-based fraud agents will help you resolve the issue. The plan includes \$1,000,000 of identity theft insurance to cover legal fees, stolen funds, and more.

24-Hour Maintenance Coordination Service: If you have an emergency, simply call our Resident Benefits help line at 831-658-4000. There's no waiting until the office opens on the next business day!

Vetted Vendors: We will only send appropriately licensed and insured vendors to service your property.

Resident Rewards: Rent is typically your largest monthly expense. Get more out of it! Use the rewards app to earn in-app currency each month when you pay rent on time, which can then be exchanged for awesome rewards with name brands you already know and love!

HVAC Filter Delivery: HVAC filters will be delivered to you approximately every 120 days, which means no more searching multiple stores in order to find the right size/type of furnace filter you need. It's delivered to your door! Not only is this service a super handy timesaver, but clean furnace filters on a regular basis means lower heating bills for you!

Home Buying Assistance: When the time comes that you are ready to buy your own home, we know people! We are happy to recommend our circle of trusted real estate professionals to you. We want you to be in good hands! Our experience with buyers' agents, lenders, and inspectors can help make this anxiety-producing process go more smoothly!

The above benefits are hereby offered to the resident for \$45.95/month, payable with rent and collected via ACH transfer at the same time rent is collected.