

## Our Guarantees



**30-Day Lease Guarantee:** Under the Premium and Plus Marketing Plan's, if we are unable to lease your property in 30 days or less, we will give you the first 2 months of management for free!



**Results Guarantee:** We don't get paid until you get paid. You will have peace of mind, knowing that we are working hard for you and you will not need to pay us until you get results.



**Happiness Guarantee:** If for any reason you are not completely happy with our services and want to leave us, you can cancel your management agreement without penalty at any time.



**Tenant Replacement Guarantee:** We certify that you will NEVER have to pay 2 leasing fees in the same 12-month period. The only exception would be a federal military relocation, or any other early termination clause required by the state which are out of anyone's control, but outside of that we guarantee your tenant will stay 12 months, or we will find a replacement at no additional charge.



**Pet Damage Guarantee:** Bridgeman Property Managements, LLC will cover up to \$1000 per approved pet for pet damages caused to the home, above normal wear and tear, not covered by the security deposit. This excludes any Service Animals per Fair Housing Guidelines.

## **Condition to Guarantees**

<b>30-Day Lease Guarantee</b>	<ul style="list-style-type: none"><li>• Under the Premium or Plus Marketing Plan</li><li>• The home must be vacant.</li><li>• The home must be ready for tenants, the 30 days begin from the day the home is move-in ready.</li><li>• The home must be a pet-friendly property and allow a maximum of 2 approved pets.</li><li>• We will provide the Guaranteed Rental Price.</li><li>• Property must be available for self-showings.</li></ul>
<b>Results Guarantee</b>	<ul style="list-style-type: none"><li>• The only exception is in cases of an owner's contribution to pay for vendors to get a home "rent ready" in advance.</li></ul>
<b>Happiness Guarantee</b>	<ul style="list-style-type: none"><li>• A 30-day notice is provided by property owner which allows us time to resolve any outstanding service issues and prepare accounts and files for transfer.</li><li>• All outstanding invoices have been paid to vendors.</li></ul>
<b>Tenant Replacement Guarantee</b>	<ul style="list-style-type: none"><li>• We must have placed the tenants in the property. This guarantee does not cover tenants we've taken over or inherited.</li><li>• The guarantee does not cover tenants who must break a lease due to military orders, military transfers, or any other legal cancellation of a lease.</li><li>• The guarantee does not cover any tenants who have abided by the lease terms by paying appropriate lease breaking fees.</li></ul>
<b>Pet Damage Guarantee</b>	<ul style="list-style-type: none"><li>• The pet owner must be a tenant that signed a lease with us and that we moved into the rental property with a PMI Management Agreement that included Pet Protection.</li><li>• We allow a maximum of two (2) pets neither of which can be on the restricted breed list.</li><li>• We screen each pet and charge a reasonable pet rent to the tenant.</li></ul>

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