**RENTLINE TERMS OF SERVICE**

**Last updated October 21, 2019**

Thanks for your interest in Rentline! These Terms of Service (“**Terms**” or “**Agreement**”) govern access to and use of the Rentline, Inc. (“**Rentline**,” “**we**” or “**us**”) web sites and services (including the Deposit Service (as defined below) and the Rentline Platform (as defined in Appendix A), collectively, the “**Services**”) by any entity or individual who manages, owns or otherwise controls or participates in the control or the management of residential properties (“**you**” or “**Property Manager**”). You agree to be bound by these Terms and that these Terms constitute a legally binding agreement between you and Rentline. **You should read these Terms carefully before using any of the Services.** You may use the Services only in compliance with these Terms. If you are accessing or using the Services on behalf of a company, organization or other entity, then: (a) “you” and “Property Manager” refer to that company, organization or other entity, (b) you are binding that entity to these Terms from the Effective Date until either party terminates this Agreement in accordance with Section 9 hereof (such period, the “**Agreement Term**”) and (c) you represent and warrant that you are authorized to so bind the entity. The “**Effective Date**” of these Terms is the date on which the Property Manager first accesses or uses any Service.

1. **Updates and Communications**
2. We may revise these Terms, or any additional terms and conditions that are relevant to a particular Service, from time to time. We will post the revised terms on our website with a last updated date. Please review the website regularly for updates and changes. If Property Manager continues to use any part of the Services after these Terms, or any additional terms and conditions, are updated, Property Manager agrees to be bound by the revised Terms and / or additional terms and conditions.
3. Property Manager agrees (a) to receive all communications, agreements and notices in connection with the Services via electronic means, including by electronic mail, text message, in-app notifications or by us posting them on one of our websites, (b) such communications satisfy any requirement that a communication to Property Manager be in writing or delivered in a particular manner and (c) any notices required to be delivered by Property Manager to Rentline pursuant to these Terms will satisfy any written notice requirement if delivered via electronic mail to [legal@rentline.com](mailto:legal@rentline.com), when confirmed by electronic mail.

1. **Limited License; Restrictions; Changes to Rentline Platform; Registration; Equipment**
2. **Limited License.** During the Agreement Term, Rentline grants to Property Manager a limited, revocable, non-exclusive, non-sublicensable and non-transferable license to access and use, only in the manner described in these Terms, the software as a service provided by Rentline under these Terms, along with any improvements, updates, bug fixes or upgrades thereto (collectively, the “**Rentline Platform**”). The Rentline Platform includes any web-based or mobile dashboard or application available to Users or Authorized Tenants and automation of SMS and email communications and such communications themselves, with Authorized Tenants, Property Manager, and Users. Rentline may make updates to the Rentline Platform or other Services available to Property Manager automatically, as electronically published by Rentline, but Rentline may require action on the Property Manager’s part before Property Manager may use the updated Rentline Platform or Services (e.g., acceptance of new or additional terms). “**Authorized Tenant**” means tenants residing in residences that Property Manager owns or manages or participates in the ownership or management of, (i) who have signed a lease agreement with Property Manager after the date of the Effective Date, (ii) whose information is supplied by Property Manager to Rentline as described in Appendix A, and (iii) who agree to the Rentline Tenant Terms and Conditions. “**User**” means persons, designated by or on behalf of the Property Manager, using the Rentline Platform. Rentline does not sell to Property Manager, and Property Manager does not have the right to sublicense the Rentline Platform or any part thereof.
3. **Restrictions**. Property Manager may not use the Services in any manner or for any purpose other than as expressly permitted by these Terms. Without limiting the foregoing, the rights granted by these Terms do not include or authorize: (a) modifying, disassembling, decompiling, reverse engineering or otherwise making any derivative use of any part of the Services or using or accessing any part of the Services to build a competitive product or service; (b) using any data mining, robots or similar data gathering or extraction methods except as expressly permitted by Rentline; (c) downloading any information contained in any part of the Services; (d) performing or disclosing any benchmarking or performance testing of the the Services; (e) selling, licensing, renting, leasing, assigning, distributing, displaying, hosting, disclosing, outsourcing or otherwise commercially exploiting the Services, except as expressly permitted by these Terms; or (f) using any part of the Services other than for its intended use. During and after the Agreement Term, Property Manager and Users will not assert, nor authorize, assist or encourage any third party to assert, against any of the Rentline Parties, any patent infringement or other intellectual property infringement claim regarding any part of the Services. “**Rentline Parties**” means Rentline and its affiliates, independent contractors and service providers, and each of their respective members, directors, officers, employees and agents.
4. **Changes to the Services**. Property Manager acknowledges and agrees that the Services are in early development and Rentline will likely modify and update the Services, including the Rentline Platform from time to time during the Agreement Term. Modifications may include changing or removing features or functionality, with or without notice to the Property Manager, Users and Authorized Tenants. Rentline will notify Property Manager of any discontinuation of the Services.
5. **User Registration**. Each Account may only be used by one person - a single Account shared by multiple people is not permitted. Property Manager will ensure that it or its Users provide accurate information for their accounts, and Property Manager will maintain and promptly update all Account information when Property Manager becomes aware of any changes to the information of Property Manager or Users. Property Manager and Users will (a) maintain the security of the Accounts by not sharing passwords with others and restricting access to the Account and their computer or mobile device; (b) promptly notify Rentline if Property Manager or a User discovers or otherwise suspects any security breaches related to an Account; and (c) take responsibility for all activities that occur under Property Manager’s Account and accept all risks of unauthorized access thereto. Each Account login password should be chosen carefully and not contain any personal or other information that may be easily guessed by anyone else. Rentline may prohibit a User’s access to and use of the Property Manager Dashboard or the Rentline Platform at any time for any reason, including upon request from Property Manager. “**Account**” means a single user electronic account permitting Property Manager, User, or Authorized Tenants to access and use any part of the Services.
6. **Authorized Tenant Registration**. Property Manager will ensure that it or its Users provide accurate information about each Authorized Tenant that is invited to use the Rentline Services, and Property Manager or Users will promptly update all Authorized Tenant information when Property Manager becomes aware of any changes to the such information. Property Manager will respond to requests for Authorized Tenant information when requested to do so by Rentline, when such information is reasonably related to the Rentline Services provided to Authorized Tenant and Property Manager, and where providing such information does not violate any applicable law.
7. **Equipment**. Property Manager is responsible for obtaining and maintaining any equipment and ancillary services Property Manager requires to connect to, access or otherwise use the Rentline Platform, including, without limitation, modems or other devices for internet connectivity, computers, or mobile devices, and/or third party services to send/receive messages (collectively “**Equipment**”). Property Manager shall also be responsible for maintaining the security of the Equipment, its Accounts, passwords and files, and for all uses of Property Manager account or the Equipment with or without Property Manager’s knowledge or consent.
8. **Ownership**
9. **Rentline Platform and Results.** As between Rentline and Property Manager, Rentline owns all right, title, and interest in and to the Rentline Platform and Results, together with all Intellectual Property Rights therein and thereto. Except for the limited rights granted in Section 2A, Property Manager does not obtain any rights under these Terms from Rentline to the Rentline Platform. “**Results**” mean any tangible or intangible results of the Services, including software modifications, new software, technology, programs, APIs or other materials or information developed, discovered, authored or reduced to practice in the performance of the Services. “**Intellectual Property Rights**” mean any patent, copyright, trademark, service mark, trade name, trade secret, know-how, moral right or other intellectual property right under the laws of any jurisdiction, whether registered, unregistered, statutory, common law or otherwise (including any rights to sue, recover damages or obtain relief for any past infringement, and any rights under any application, assignment, license, legal opinion or search). “**Unauthorized Use**” means any use, reproduction, modification, distribution, disposition, possession, examination, inspection, viewing, disclosure or other activity involving the Rentline Platform or Services or documentation of Rentline that is not expressly authorized by these Terms.
10. **Feedback.** Property Manager may voluntarily provide Rentline with Feedback and may make Users or Authorized Tenants or their Feedback available to Rentline on for this purpose. Property Manager will not provide any such Feedback to any third party without Rentline’s prior written consent in each instance. Any Feedback Property Manager or Authorized Tenants provide to Rentline may or may not be treated confidentially by Rentline, and will become the sole property of Rentline. Rentline will own, and Property Manager hereby assigns, all exclusive rights, including, without limitation, all Intellectual Property Rights, in and to Feedback and Rentline will be entitled to the unrestricted use and dissemination of Feedback for any purpose, commercial or otherwise, without acknowledgment or compensation to Property Manager or any Authorized Tenants. “**Feedback**” means information and feedback (including questions, comments, suggestions, or the like) regarding the performance, features, functionality and overall Property Manager experience using the Rentline Platform or any Service, or with the Services or Results.
11. **Trademarks.** As between Rentline and Property Manager, Rentline owns all right, title and interest in and to the Rentline Marks and any goodwill arising out of the use of the Rentline Marks will remain with and belong to Rentline and its licensors. The Rentline Marks may not be copied, imitated or used without the prior written consent of Rentline or the applicable trademark holder. “**Rentline Marks**” means any trademarks, service marks, service or trade names, logos, and other designations of Rentline and its affiliates.
12. **Additional Protection of Proprietary Rights.** Property Manager will not infringe or violate, and will take appropriate steps and precautions for the protection of, the Rentline Platform and related Intellectual Property Rights. Property Manager will immediately (i) notify Rentline of any Unauthorized Use, (ii) take all steps reasonably necessary to terminate such Unauthorized Use and (iii) immediately notify Rentline of any legal proceeding initiated by Property Manager in connection with any Unauthorized Use. Rentline may, at its option and expense, assume control of such proceeding. If Rentline assumes control, Rentline will have exclusive control over the prosecution and settlement of the proceeding, and Property Manager will provide assistance related to such proceeding as Rentline may reasonably request. Property Manager will assist Rentline in enforcing any settlement or order made in connection with such proceeding.
13. **Property Manager Data, License.**
14. In connection with the Services, Rentline will collect Property Manager Data. Property Manager will own all Property Manager Data and hereby instructs and authorizes Rentline to provide services to and communicate with Authorized Tenants and Users about Rentline products and services (the “**Purpose**”). As between Rentline and Property Manager, Property Manager retains all right, title and interest in and to any Property Manager Data, except for the rights granted in this Section 4. “**Property Manager Data**” means any data or information provided by Property Manager to Rentline in connection with any Service.

1. The parties agree that Rentline has the right to: (i) disclose Property Manager Data to its service providers and where required by applicable law or court order; (ii) collect, use, store, maintain, and disclose aggregated Property Manager Data to third parties; and (iii) store Property Manager Data in the United States and other countries.

1. Property Manager hereby grants to Rentline a worldwide, royalty-free, perpetual, irrevocable, nonexclusive license to collect, use, store, maintain, and share Property Manager Data, in whole or in part, to improve the performance of or data underlying, any part of the Services, as long as such licensed use does not violate any other provision of these Terms. Aggregated data without personally identifiable data will not be considered Confidential Information.
2. Property Manager consents, on behalf of Property Manager and Users, to have Property Manager Data (including personal information) transferred to and processed in the United States or any other country in which Rentline operates, where Property Manager or Authorized Tenants may have fewer rights than under local law.
3. Property Manager will provide all legally required notices to ensure that Property Manager and Rentline may collect, use and disclose Property Manager Data in accordance with the terms of this Agreement without violating any applicable laws, including by providing notice of a privacy policy that accurately describes how Property Manager collects, uses and discloses information from Authorized Tenants, as applicable. Without limiting the generality of the foregoing, Property Manager will ensure that Property Manager’s privacy policy discloses that information from Authorized Tenants may be shared with Rentline, including as described herein. Property Manager’s privacy policy will apply to all of Property Manager’s interactions with Authorized Tenants.
4. **Confidentiality.** During the Agreement Term, each party (“**Discloser**”) may disclose to the other party (“**Recipient**”) confidential and/or proprietary materials and information of the Discloser (“**Confidential Information**”). Except as described in Section 4, each party reserves any and all right, title and interest that it may have in or to any Confidential Information that it discloses to the other party under this agreement. Recipient will protect Confidential Information of the Discloser against any unauthorized use or disclosure to the same extent that the Recipient protects its own Confidential Information of a similar nature against unauthorized use or disclosure, but in no event will use less than a reasonable standard of care to protect such Confidential Information; provided that the Confidential Information of the Discloser is conspicuously marked or otherwise identified as confidential or proprietary upon receipt by the Recipient. Except as described in Section 4, Recipient will use any Confidential Information of Discloser solely for the purposes for which it is provided by the Discloser. This Section 5 will not be interpreted or construed to prohibit any use or disclosure of information: (a) that was known to Recipient prior to receiving the same from Discloser in connection with the Services; (b) that is independently developed by Recipient; (c) that is acquired by Recipient from another source without restriction as to use or disclosure; (d) that is necessary or appropriate in connection with Recipient’s performance of its obligations or exercise of its rights under this Agreement; (e) that is required by applicable law, provided that Recipient uses reasonable efforts to give Discloser reasonable advance notice thereof; or (f) that is made with the written consent of Discloser. In the event of any breach or threatened breach by Recipient of its obligations under this section, Discloser will be entitled to injunctive and other equitable relief to enforce such obligations. The parties agree that aggregated data without personally identifiable data will not be considered Confidential Information.
5. **Indemnity.** Property Manager will defend, indemnify, and hold harmless the Rentline Parties from and against all claims, damages, losses, liabilities, costs, and expenses (including reasonable attorneys’ fees or any fees or expenses relating to any regulatory investigations) arising from or in connection with: (a) Property Manager’s or Authorized Tenant’s use of any of the Services; (b) Property Manager’s breach of any laws or regulations; (c) Property Manager’s violation of any agreement it has with any Authorized Tenant; or (d) any Property Manager Data or other data or content related to Property Manager or Authorized Tenants which Property Manager provides, uploads, or inputs into the Rentline Platform. If Rentline is requested to respond to a third-party subpoena or other compulsory legal order or process, Property Manager will reimburse Rentline for attorneys’ fees, as well as the time and materials spent by Rentline’s employees and contractors responding. For any claims under this Section 6, Property Manager shall obtain Rentline’s written consent prior to (i) selecting and retaining counsel to defend against any claim and (ii) agreeing to any settlement. Rentline may also assume control of the defense and settlement of any claim subject to this Section 6 at any time.
6. **Warranty; Disclaimer.** THE SERVICES ARE PROVIDED “AS IS.” TO THE FULLEST EXTENT PERMITTED BY LAW, NONE OF RENTLINE OR ITS AFFILIATES, SUPPLIERS, LICENSORS, AND DISTRIBUTORS MAKE ANY WARRANTY OF ANY KIND, EXPRESS, IMPLIED, STATUTORY OR OTHERWISE, INCLUDING, BUT NOT LIMITED TO, WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, NONINFRINGEMENT, OR ANY WARRANTY THAT THE SERVICES ARE FREE FROM DEFECTS. PROPERTY MANAGER, IF AN INDIVIDUAL, MAY HAVE OTHER STATUTORY RIGHTS; HOWEVER, TO THE FULLEST EXTENT PERMITTED BY LAW, THE DURATION OF STATUTORILY REQUIRED WARRANTIES, IF ANY, SHALL BE LIMITED TO THE SHORTEST PERIOD PERMITTED BY LAW.
7. **Limitation of Liability.** TO THE FULLEST EXTENT PERMITTED BY LAW, NONE OF RENTLINE OR ITS AFFILIATES, SUPPLIERS, LICENSORS, AND DISTRIBUTORS WILL BE LIABLE UNDER THIS AGREEMENT FOR ANY: (A) INDIRECT, SPECIAL, INCIDENTAL, CONSEQUENTIAL, EXEMPLARY, OR PUNITIVE DAMAGES; (B) LOSS, ERROR, OR INTERRUPTION OF USE OR DATA (IN EACH CASE, WHETHER DIRECT OR INDIRECT); OR (C) COST OF COVER OR LOSS OF BUSINESS, REVENUES, OR PROFITS (IN EACH CASE WHETHER DIRECT OR INDIRECT), EVEN IF SUCH PERSON KNEW OR SHOULD HAVE KNOWN THAT SUCH DAMAGES WERE POSSIBLE. TO THE FULLEST EXTENT PERMITTED BY LAW, RENTLINE’S AGGREGATE LIABILITY IN CONNECTION WITH THE SERVICES WILL NOT EXCEED THE AMOUNT PAID OR PAYABLE BY AUTHORIZED TENANTS TO RENTLINE DURING THE SIX (6) MONTH PERIOD PRIOR TO THE EVENT GIVING RISE TO LIABILITY (PROVIDED THAT, IF NO FEES ARE PAID OR PAYABLE, SUCH AMOUNTS WILL BE LIMITED TO TWO HUNDRED DOLLARS (US$200.00)). THE PARTIES AGREE THAT THE WAIVERS AND LIMITATIONS SPECIFIED IN THIS SECTION 8 APPLY REGARDLESS OF THE FORM OF ACTION, WHETHER IN CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY, OR OTHERWISE AND WILL SURVIVE AND APPLY EVEN IF ANY LIMITED REMEDY SPECIFIED IN THIS AGREEMENT IS FOUND TO HAVE FAILED OF ITS ESSENTIAL PURPOSE.
8. **Term; Termination**
9. **Rentline Termination.** Property Manager agrees that the Services are offered as a pilot. Rentline may (i) terminate this Agreement for any reason or no reason at all by giving the Property Manager at least ten (10) days notice of Rentline’s intention to terminate this agreement and (ii) terminate this Agreement, effective immediately, in the event Property Manager breaches any material term of this Agreement. Further, Rentline may, in its sole discretion temporarily suspend access to or use of any part of the Services if, in Rentline’s judgment, for technical or security reasons.
10. **Property Manager Termination.** Property Manager may (i) terminate this Agreement for any reason or no reason at all, by providing Rentline forty-five (45) days’ advance, written notice of its intent to terminate this Agreement and (ii) terminate this Agreement, effective immediately, in the event that Rentline fails to cure a material breach of this Agreement within fifteen (15) days of Property Manager providing to Rentline written notice of Rentline’s material breach.
11. **Effect of Termination**. In the event, that either party terminates this Agreement:
    1. Except as set forth below, and in Appendix A (i) all of Property Manager’s and each Authorized Tenant’s rights under this Agreement will immediately terminate, (ii) the license granted to Property Manager pursuant to this Agreement will terminate and (iii) Property Manager and all Authorized Tenants will immediately cease any access or use of the Services;
    2. for thirty (30) days following the effective date of the termination, Rentline will permit Property Manager access to Property Manager Data from the Rentline Platform. Thereafter, Rentline will have no obligation to maintain any Property Manager Data or to forward any Property Manager Data to Property Manager or any third party; and
    3. Sections 3 through 8 of these Terms, together with any other provisions that by their nature are intended to survive, will continue to apply in accordance with their terms.
12. **Miscellaneous**
13. **Severability**. If any part of these Terms is deemed unlawful, void or for any reason unenforceable, then that part of the Terms will be limited to the minimum extent necessary so that these Terms will otherwise remain in full force and effect and enforceable. If any limitation or restriction on the grant of any license to Property Manager under these Terms is found to be illegal, unenforceable, or invalid, the license will immediately terminate
14. **Assignment**. This Agreement is not assignable or transferable by Property Manager except with Rentline’s prior written consent. Rentline may freely assign these Terms.
15. **Entire Agreement**. These Terms, together with all appendices, Rentline’s, Privacy Policy and any additional terms and conditions referenced herein, are the complete and exclusive statement of the mutual understanding of the parties and supersedes and cancels an previous written and oral agreements, communications, and other understandings relating to the subject matter of hereof. All waivers and modifications of these Terms must be in a writing signed by Rentline and Property Manager. No agency, partnership, joint venture, or employment is created as a result of these Terms.
16. **Force Majeure**. Any delay in or failure of performance by either party under these Terms will not be considered a breach of these Terms and will be excused to the extent caused by any occurrence beyond the reasonable control of such party including, but not limited to, acts of God, power outages, governmental actions and requirements, and the acts and omissions of Rentline’s suppliers.
17. **Publicity**. During the Agreement Term, (a) Rentline may disclose on its website and in any of its marketing materials that Property Manager is a customer Rentline; and (b) Rentline may include on and in Rentline’s website, case studies, marketing materials, and conference presentations and other speaking and marketing opportunities, Property Manager’s testimonials and other feedback regarding the Services, name, website URL, use case, logo and other marks. Upon request from Property Manager, Rentline will promptly stop making the disclosure and use described in the foregoing sentence except to the extent already included in any then-existing materials.
18. **Governing Law**. These Terms will be governed by the laws of the State of Washington, without regard to the conflict of law provisions thereof. With respect to all disputes arising in relation to these Terms, the parties consent to exclusive jurisdiction and venue in the state and Federal courts located in Seattle, Washington.

**APPENDIX A**

**Additional Terms for the Deposit Service.**

THE FOLLOWING TERMS WILL APPLY TO PROPERTY MANAGERS USING THE DEPOST SERVICE.

1. **Deposit Service**. The “**Deposit Service**” means the service through which Rentline collects certain payments on behalf of Property Manager and deposits them into accounts designated by Property Manager or Authorized Tenants, as applicable.

1. **Fees**. Property Manager shall not be charged for the Deposit Services. Rentline agrees to remit to Property Manager 15% of all Service Fees collected by Rentline from Authorized Tenants who enroll in the No Deposit Option (as defined below). An accounting of such fees will be available to Property Manager via request. “**Service Fees**” means the non-refundable fee Rentline charges Authorized Tenants for the No Deposit Option.
2. **Property Manager Obligations.** 
   1. **Background checks.** Property Manager agrees that it has a standard credit check and/or background check system that all tenants go through before renting from Property Manager, and that any Authorized Tenants will meet the same standards that Property Manager uses to evaluate and accept tenants that are not Authorized Tenants. Property Manager acknowledges that Rentline, when offering its Services, is relying on Property Manager to complete such checks, and Property Manager’s failure to complete a check, or to apply to Authorized Tenants the same standards it applies to other tenants, is grounds for Rentline to decline to pay Property Manager the Security Deposit.
   2. **Limits**. Property Manager agrees that for the purposes of this pilot, the aggregate amount of all Authorized Tenants’ Security Deposits will be no more than a total of $50,000 and no single Authorized Tenant’s Security Deposit will be exceed $5,000. Should the aggregate amount of Security Deposits exceed the maximum, Rentline will cease offering the No Deposit Option (as defined below) to additional Authorized Tenants until either the aggregate amount of Authorized Tenants’ Security Deposits drops below the maximum, or until this Agreement is amended in a writing signed by both parties.
   3. **Onboarding.** Property Manager agrees to promptly provide:
      1. Primary contact (name, phone, email address) for Property Manager;
      2. A list of addresses of properties participating in the Deposit Services and for each address, the following: building name (if any), number of units, current occupancy, the form(s) of lease agreement that tenants sign in connection with the property;
      3. For each new or prospective tenant for a property at a participating property, the tenant’s full name, telephone number, email address, move-in address with unit number, if applicable, move-in date, due-date for move-in expenses, lease term, itemized tenant move-in expenses (e.g., first month’s rent, administrative fee, pet deposit, etc.), the amount of tenant’s Security Deposit, a copy of tenant’s lease agreement

Unless otherwise requested by Property Manager, Rentline will send new tenants a link or other form of invitation to allow them to utilize the Services.

1. **Rentline and Property Manager Obligations.** 
   1. **Security Deposit Option.**
   2. In the event an Authorized Tenant chooses to pay, through the Rentline Platform, fees that are due on or prior to move-in (including a Security Deposit) under the Authorized Tenant’s Lease Agreement, Rentline agrees to remit such fees to Property Manager, less the amount of the Security Deposit, within five (5) days of Rentline receiving such fees from an Authorized Tenant. Rentline will provide to Property Manager weekly, an accounting of the source and amount of such funds.
   3. Rentline will retain the Security Deposit until the expiration of the Authorized Tenant’s Lease Agreement term, including all renewal terms or until legally or contractually required to disburse the Security Deposit. “**Security Deposit**” means a deposit that, pursuant to the Lease Agreement, would ordinarily be refunded to the Authorized Tenant at the end of tenancy. Property Manager shall specify the amount of each type of Security Deposit for each Authorized Tenant.
   4. **No Deposit Option.**
2. **Payment to Property Manager.** Subject to these Terms, for Authorized Tenants who, in lieu of a Security Deposit required under the Lease Agreement, pay to Rentline a non-refundable service fee (the “**No Deposit Option**”), following Rentline’s receipt of Completed Documentation, Rentline agrees to pay to Property Manager an amount equal to the cost of damages or move out fees resulting from Authorized Tenant’s use of the rental property (such fees and damages “**Move Out Fees**”) up to the amount of the Security Deposit. The “**Completed Documentation**” means a written summary describing how Authorized Tenant incurred the Move Out Fees, documentation, including photographs of damage, invoices for repairs, substantiating that the Move Out Fee is due and owing under the Lease Agreement. Completed Documentation includes all documentation required by the Lease Agreement and state and local laws and regulations in order for a property manager or owner in Property Manager’s jurisdiction to retain a portion of a tenant’s security deposit.
3. **Rentline’s Recourse.** Rentline shall have any and all rights to seek compensation from the Authorized Tenant for any payment made on the Authorized Tenant’s behalf to Property Manager, and after payment is made by Rentline to the Property Manager, Property Manager agrees to execute any necessary documents to show that Rentline is owed and is authorized to collect the Security Deposit by the Authorized Tenant.
4. **Tenant Obligations**. Property Manager acknowledges that to take advantage of the No Deposit Option, Authorized Tenants will have to satisfy requirements determined by Rentline, in its sole discretion. The requirements include, but are not limited to the following and may be revised, from time to time, in Rentline’s sole discretion:
   * 1. Each Authorized Tenant must agree to Rentline’s Tenant Terms of Use,as amended from time to time;
     2. In a manner determined by Rentline, in its sole discretion, each Authorized Tenant must give access to, and authorize Rentline to withdraw funds from, each Authorized Tenant’s bank account, or authorize Rentline to charge Authorized Tenant’s credit card, following the end of the Lease Agreement term, up to the amount of the Security Deposit.

In the event that an Authorized Tenant’s authorization described in 4B(iii)(b) above terminates for any reason, Rentline will attempt to re-initiate the authorization and may request reasonable assistance from the Property Manager, which the Property Manager hereby agrees to provide. If Rentline cannot re-initiate the authorization, Rentline may bill the Authorized Tenant for the full amount of the Security Deposit, plus an additional service fee. If Rentline is unable to re-initiate the authorization or collect payment from an Authorized Tenant within a reasonable period, Rentline may send such account to collections, file a report against the Authorized Tenant’s credit or take any other action Rentline deems appropriate to collect the Security Deposit.

1. **Right to Decline.** Property Manager acknowledges and agrees that Rentline reserves the right to decline to offer the No Deposit Service for any Authorized Tenant for any reason at any time. Further, Property Manager acknowledges and agrees that in order to be eligible for the No Deposit Service, an Authorized Tenant must, in a manner determined by Rentline in its sole discretion, give access to and authorize Rentline to withdraw funds from Authorized Tenant’s bank account or authorize Rentline to charge Authorized Tenant’s credit card.
2. **Termination.** This Agreement terminate before the end of Authorized Tenants’ tenancies and no Public Product has been released, the termination provisions of Section 9 will apply and:
   1. Any Security Deposits held by Rentline will be transferred to a trust account designated by Property Manager; and
   2. Rentline will contact Authorized Tenants informing of the change.
   3. Rentline will refund the Service Fees of Authorized Tenants’ with active tenancies, who chose the No Deposit Option