



## RESIDENT BENEFIT PACKAGE

Included with ALL lease agreements under Green Ocean Property Management LLC is the Resident Benefits Package. Tenants will be named as Additionally Insured under the Green Ocean Property Management LLC Master Insurance Policy. These features are included for \$39.00 (4 or fewer residents) or \$51.00 per month (5+ residents)

- 1. \$100,000 Tenant Liability Insurance Coverage Provided Under the Green Ocean Property Management LLC Master Policy.**  
Benefit: Tenants are covered under the Green Ocean Property Management LLC master policy for \$100,000 in liability.
- 2. \$10,000 Renter's Content Coverage Provided Under the Green Ocean Property Management LLC Master Policy.**  
Benefit: Tenants are covered under the Green Ocean Property Management LLC master policy for \$10,000 in renter's content coverage.  
**Deductible:** Green Ocean Property Management LLC carries a \$500 deductible which will be applied to any claims.
- 3. The Customer Support team** - You will have access to a dedicated team for insurance-related questions and claims.
- 4. Credit Building and Reporting-** Benefit: When you pay your rent on time, we will work with the credit bureaus to ensure your efforts reflects positively to your credit score
- 5. Move-In Concierge** - Benefit: Setting up utilities can be very overwhelming. You will have access to one of our partners, Citizens Home Solutions, who will assist you in navigating successfully through utilities and internet setups.
- 6. Landlord and Rental Verifications:** Benefit: We will complete up to 3 landlord verifications or rental verifications for mortgage with correct forms from residents when requested
- 7. No Additional Charges for All Rental Payment Options to Include In-Person, EFT, or Check.**  
Benefit: Tenants simply pay their rent with any of the options listed above



**8. Included Tenant Portal for Maintenance, Payment Options, and Electronic Statements.**

Benefit: Tenants have free access to our Tenant Portal to submit maintenance requests, pay online using all included payment options( except credit cards) to include the automatic EFT option, and have access to electronic statements.

**9. 24/7 Emergency Maintenance Hotline with Live Phone Support.**

Benefit: Tenants can reach a live person for ALL Emergency Maintenance Calls

**10. One Time Returned Payment Fee Forgiveness. (\$85.00)**

Benefit: Green Ocean Property Management LLC will grant a one-time waiver of a returned ACH or Check payment fee.

## **FREQUENTLY ASKED QUESTIONS:**

**Can I opt out of this Resident Benefits Package?** No, you can not opt-out of the resident benefit package.

However , you can opt out of the insurance portion of the package provided you provide us with your proof of insurance coverage 30 days prior to moving in or renewal start date and the coverage should last for the entire lease or renewal period. Green Ocean Property Management needs to be listed as “Additionally Insured”. This will decrease the Resident Benefit Package fee by \$12/month.

**Why Should I opt into Green Ocean Property Management’s Master policy?** Green Ocean Property Management is providing the Resident Benefits Package to all tenants. The included insurance coverage is under Green Ocean Property Management LLC as a Master Policy and applied to each home under management. Tenants receive the benefits of the coverage without applications, credit checks, or billing.