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## 45-DAY GUARANTEE

At the time of sign-up you can elect to participate in our 45-day guarantee program. If we fail to obtain a signed lease for your property in 45-days at the agreed upon price, we will refund your \$499 placement fee. There are only a few conditions to be met.

1. The home must be vacant, in proper showing condition and we must have full, unrestricted, access to show the property and be able to place signs, flyer boxes, and lock boxes at the property.
2. The initial marketed price must be a price both parties agree upon and final leasing price will be within 10% of the initial marketed price.
3. The property must be, and remain, listed in the MLS at a rate of 2.5% of 12-month's rent.
4. Must be full management client. Any refund will be taken from our management fees when the property is leased. If you do not have us lease and manage the property, no refund will be given.
5. 45-day guarantee must be signed prior to advertising the property for rent.
6. 45-day guarantee subject to inspection of home by SCV Leasing.