



Deposit LOCK

Tenant:

Tenant address:

Lease start date:

Agreement start date-

I agree and understand that the purchase of Deposit Lock, does not eliminate any obligations under the lease terms, also that the Tenant is solely financially responsible for any damages caused to the property and for any of the rent payments under the terms of my lease, and payment of Deposit Lock is 100% non refundable for any reason.

The Landlord has accepted Deposit lock as an alternative to the traditional security deposit and agrees to pursue any damages or unpaid rent owed by Tenant under the standard lease terms, if the Tenant does not make restitution to the Landlord within 15 days of vacating property for any reason, Landlord agrees to file suit for a court judgment against the Tenant.

Alliance Rent Protection, agrees to provide the Landlord a one time payment in an amount up to \$2500 or the face value of the court judgment whichever is less, in exchange for assignment of the rights to the court judgment awarded against the Tenant.

Payment will be made to Landlord within 15 days of receipt of court judgment assignment.

Terms of the agreement are valid for a period of 13 Months from the acceptance date, or within 30 days of the Tenants vacancy of the property or lease termination whichever is less.

Mandatory Arbitration: The parties agree to arbitrate any claim which may arise out the performance of this contract in accordance with the of the American Arbitration Association. A written demand for arbitration shall be filed with the American Arbitration Association and the other party. Any such claims shall be waived unless the demand for arbitration is made within one year from the last date that Alliance Rent Protection, LLC. provided service under this contract. Missouri law applies to any dispute between the parties and venue for any arbitration is St. Louis County Missouri, at a mutually convenient time and place within the county limits. Any arbitration award is limited by the liability limits set forth in this contract and no party is entitled to recover their attorney's fees or costs of the arbitration. Alliance Rent Protection, LLC. shall bear the actual cost of arbitration.

LANDLORD ACCEPTANCE:

Name _____ DATE _____

Received and accepted by;

Charles Aschinger- President

314-276-1069 AIMrei, LLC. dba Alliance Rent Protection/ 4124 Jamie Drive, St.Louis, Mo. 63128