OPTIONAL UPGRADE

# Owner Benefit Package

For owners who want every base covered.

**$40**
PER MONTH

## HOW IT WORKS WHEN A CLAIM COMES UP

1. **Security deposit** is applied first
2. **Owner Benefit Package** pays next
3. **Protection Promise** covers what's left

### LEASE-BREAK & PCS RENT PROTECTION · ONLY WITH THE PACKAGE

**Up to 2 months**

In Colorado Springs, military orders come with the territory. If your resident breaks the lease, leaves early on PCS orders or abandons the home, you receive rent while we re-lease.

### RENT THROUGH AN EVICTION

**Up to 4 months**

The package covers months 1–2, then the Protection Promise adds months 3–4 (up to $5,000).

### EVICTION & RE-LEASING COSTS

**Up to $11,500**

$1,500 from the package for legal, marketing and leasing, then up to $10,000 more from us.

### PET DAMAGE PROTECTION

**Up to $4,000** per home

$1,500 from the package, then up to $2,500 more from us, beyond the security deposit.

### SQUATTER PROTECTION

**Up to $3,000**

Toward the costs of removing unauthorized occupants and getting your home back.

## PLUS THE WATCHFUL EXTRAS

- **Lease compliance monitoring** for unauthorized sublets and short-term rentals
- **Market rent reports** with data-driven comparables for pricing and renewals
- **Fraudulent listing detection** that finds and removes scam copies of your listing
- **Legislation alerts** when state or federal rental laws change

The Owner Benefit Package is administered by a third-party provider. Combined amounts include Timberline's Protection Promise, which applies to residents Timberline screens and places; Timberline's total payments are capped at $12,500 per home, per tenancy. Limits, conditions and exclusions are in the program terms and your management agreement.

**Ask us to add the Owner Benefit Package to your management agreement.**

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Timberline