

OBP™ Protection

Through protections & market insights, our benefits package offers rental owners peace of mind in the face of potential financial hardships, evictions, & tenant defaults.



Every property we manage includes standard protections at no additional cost. For owners who want an added layer of security, the optional Owner Benefit Package provides expanded coverage against the most costly risks of rental ownership — for a flat \$40 per month.

WHAT'S INCLUDED



Up to \$3,000 in Squatter Protection

Squatters and unauthorized occupants can be costly and time-consuming to remove. This coverage reimburses up to \$3,000 toward the losses and expenses involved in regaining possession of your property.



Up to 2 Months Rent Protection

If a tenant is evicted, breaks the lease, or abandons the property, you are reimbursed for up to 2 months of lost rent while we re-lease the home. Coverage includes early terminations resulting from military relocation orders (PCS), a common reality in the Colorado Springs market.



Up to \$1,500 Legal & Re-Tenancing

Following a tenant default, you are covered up to \$1,500 combined toward eviction legal expenses — including process server and attorney fees — and the re-tenancing costs of marketing, showing, and leasing your property to a new qualified tenant.



Lease Compliance Monitoring

We actively monitor for unauthorized subletting and short-term rental activity, ensuring only screened, approved occupants are living in your property and that your lease terms are being honored.



Up to \$1,500 Excess Pet Damage

Every managed property already includes \$1,000 in pet damage protection. The Owner Benefit Package adds up to \$1,500 more on top of that — giving you up to \$2,500 in combined protection against pet-related damage beyond the security deposit.



Fraudulent Listing Detection

Scammers often copy real rental listings to defraud prospective renters. We automatically identify and remove fraudulent copies of your listing across rental sites, protecting your property and your reputation.



Alerts on Rental Housing Legislation

Rental housing laws change frequently at the state and federal level. We keep you informed of legislation that may affect your property, your obligations as an owner, and your bottom line.



Market Rental Reports

Stay informed on what your property is worth in today's market. You receive ongoing access to accurate, data-driven rental comparables to help guide pricing and renewal decisions.

THE OWNER BENEFIT PACKAGE

Owner Benefit Package

\$40 / month

- Up to 2 Months Rent Protection — reimburses lost rent if a tenant is evicted, breaks the lease, or abandons the home, including military PCS relocations
- \$3,000 Squatter Protection — covers the losses and expenses of removing unauthorized occupants and regaining possession of your property
- \$1,500 Legal & Re-Tenancing — eviction attorney and process-server fees, plus marketing and leasing to a new qualified tenant
- \$1,500 Excess Pet Damage — added to the \$1,000 included with every managed property, for \$2,500 in total coverage
- Market Rental Reports — ongoing, data-driven rental comparables to guide pricing and renewal decisions
- Legislation Alerts — timely updates on state and federal rental-law changes that affect your property and obligations
- Fraudulent Listing Detection — finds and removes scam copies of your listing across rental sites
- Lease Compliance Monitoring — active checks for unauthorized subletting and short-term rental activity