

## NON-REFUNDABLE SERVICE AGREEMENT/ OCCUPANT BY LAWS

This Non-Refundable Service Agreement (“Agreement”) is made and entered into as of [DATE], by and between:

USA Business Funding, Inc., a subsidiary of 2nd Chance Rentals (“Company”), with a principal place of business at [Company Address], and

[Tenant’s Full Name] (“Tenant”), residing at [Tenant’s Address].

### 1. Purpose of Agreement

This Agreement is entered into for the purpose of securing the Company’s services to assist the Tenant in obtaining approval for a sublet apartment at [Property Address]. The Tenant agrees to pay a non-refundable service fee to the Company, which covers the Company’s efforts in working on behalf of the Tenant, regardless of the final outcome. This Agreement is to ensure that the occupant maintain the property to livable standards. Tenant agrees to be evicted the first time there is illegal drug or gang activity in the apartment. Tenant agrees to obide my all of the rules of the apartment complex. Tenant agrees not to have any unauthorized ( not listed on the lease as occupants ) person living in the apartment. Tenant agrees to pay all out standing fees to USA Business Funding Inc and balances and court cost ,cleaning fees in the event of an eviction. Tenant agrees to allow the apartment complex to inspect the apartment as deem neccessary by the property management. Tenant agrees to pay the guranteed fee of \$1,000.00 in two payments of \$500.00 down and the remaining balance due in 30 days. Tenant does have the option to pay the \$1,000.00 gurantee fee in full.

Tenant agree that if the remaining gurantee fee balance of \$500.00 isn't paid in 30 days tenant agrees to pay to USA Business Funding \$150.00 per month for 12 months totaling \$1,800.00.00. Tenant agrees to notify the apartment complex in the event of a new pet such as dog(s)cat(s)bird(s). Tenant agrees to maintain rent bond insurance and renters insurance during the full 12 month term of the lease. Failure to maintain a rent (surety bond and renters insurance) will result in a \$200.00 fine payable to USA Business Funding Inc.

Tenant agree to contact USA Business Funding if there is issue with the apartment management staff.

### 2. Non-Refundable Service Fee

The Tenant agrees to pay a non-refundable service fee of \$[Amount] to the Company upon execution of

this Agreement.

This fee is for the Company's services in assisting the Tenant with the approval process for the sublet apartment.

This service fee is not a deposit, rent payment, or any other fee related to the apartment complex. All other fees (including rent, deposits, and administration fees) will be handled directly between the Tenant and the apartment complex.

### 3. Terms and Conditions

No Refunds: The service fee is non-refundable under any circumstances, including but not limited to:

The Tenant deciding not to proceed with securing the apartment.

The Tenant failing to meet the apartment complex's approval requirements.

The apartment complex rejecting the Tenant.

Any changes in the Tenant's financial or personal situation.

Company's Responsibilities: The Company agrees to assist the Tenant in submitting necessary documents, communicating with the apartment complex, and facilitating the approval process but does not guarantee approval.

Tenant's Responsibilities: The Tenant is responsible for completing all requirements set by the apartment complex and for making all payments directly to the apartment complex, including but not

limited to rent, deposits, administration fees, and other applicable charges.

#### 4. Acknowledgment and Agreement

By signing below, both parties acknowledge and agree to the terms outlined in this Agreement. The Tenant understands that the service fee is non-refundable and accepts full responsibility for this commitment.

USA Business Funding, Inc.

A subsidiary of 2nd Chance Rentals

Authorized Representative Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Tenant

Tenant Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

The paragraph has been replaced, and the agreement now reflects your requested changes. Let me know if you need anything else!