

La Nubian



ESCAPE TO PARADISE

2024

www.LaNubian.com

How Does It **Work?**

01

We sign a lease with you.

02

We pay you regular on time monthly rent.

03

We provide accommodations for our vetted corporate clients coming into town.

04

We take care of cleaning and maintenance of the home.

The Process



When a reservation request is received, an email is automatically sent to our clients which requires them to verify their identification and submit their information for a criminal background check.



The link provided takes them to our screening tool, Transunion Smart Move.

Clients are asked to provide their full legal name, previous addresses, social security number and date of birth.



Once completed, the full report is sent to La Nubian where our compliance team reviews the results and makes a decision in accordance with our screening policy.



Compliance Protocol

CRIMINAL SCREENING

For any third party platform bookings, every guest must pass a background check, sign a rental agreement, fill out a questionnaire and provide ID.

RENTAL AGREEMENT

We vet our guests carefully using this information and reserve the right to cancel any stay that flags our vetting system.

SECURITY SYSTEM

Regarding our regular corporate clients, these guests are already verified and our corporate client is held liable for the guest.

Compliance Protocol

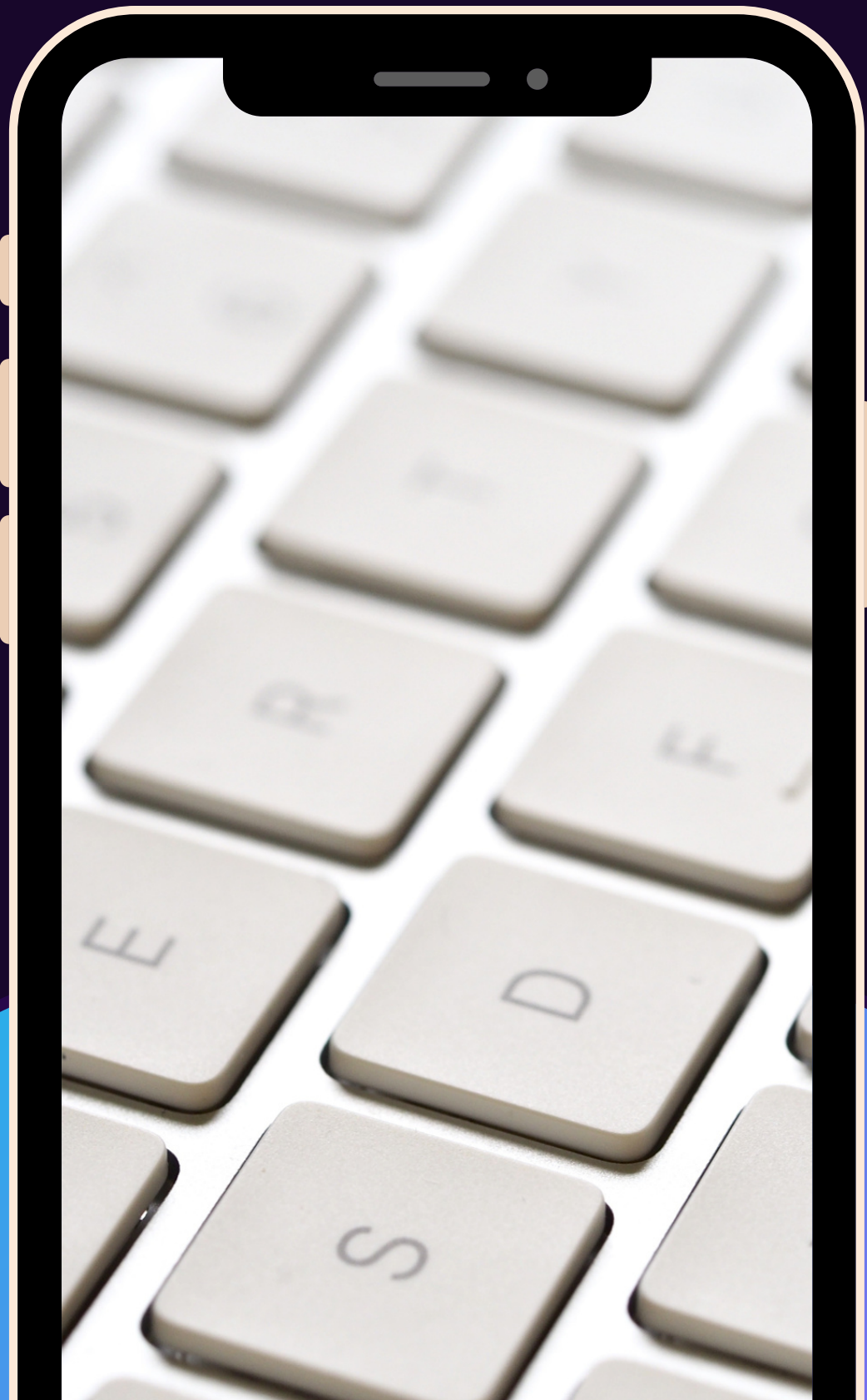
Criminal Screening

No severe criminal convictions and sex offenses including, but not limited to murder, terrorism, sexual assault, assault, battery and child abuse.

Our screening checks the OFAC list and public, state and country criminal records as well as state and national sex offender registries.

For lesser charges, La Nubian's screening policy takes several factors into account: severity of charge, date of charge and type of offense.






Compliance Protocol

Rental Agreement

Once our clients have passed our screening process, they must sign our rental agreement, which includes your community standards, for the duration of their stay.

The client's signature is legally binding with timestamps and their IP address being recorded.





COMPLIANCE PROTOCOL



Security System

To ensure the safety of the property, proper occupancy, and appropriate noise levels, we use a security suite of noise and smoke monitoring devices, as well as smart locks and cameras.

In addition to this our Housing Coordinators and managers are available in person to handle any questions or concerns.

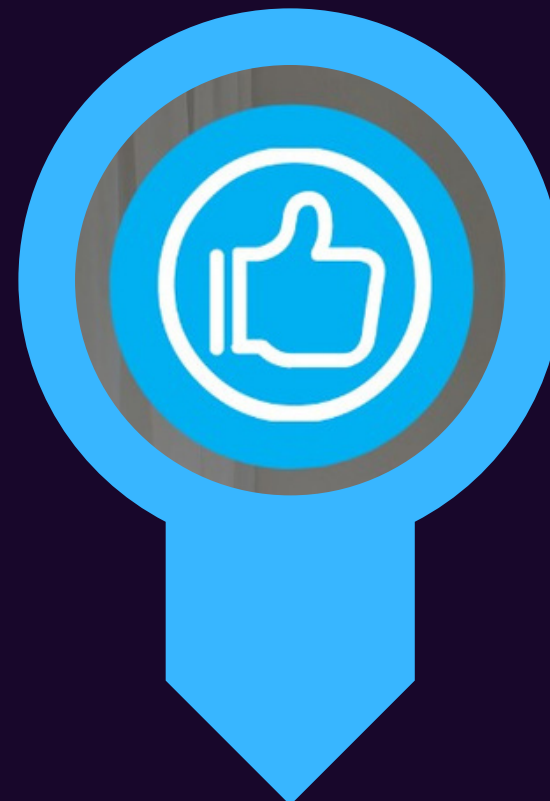
We are the **easiest** tenant you'll ever have.

Maintenance



Light Maintenance, touch ups and regular issues are resolved by us.

Investment



Your property is an investment for us as well as you, we strive to maintain that investment like it's our own.

Hassle-free



Hassle-free tenant, contact is limited to emergencies.

We are the **easiest** tenant you'll ever have.

Maintenance



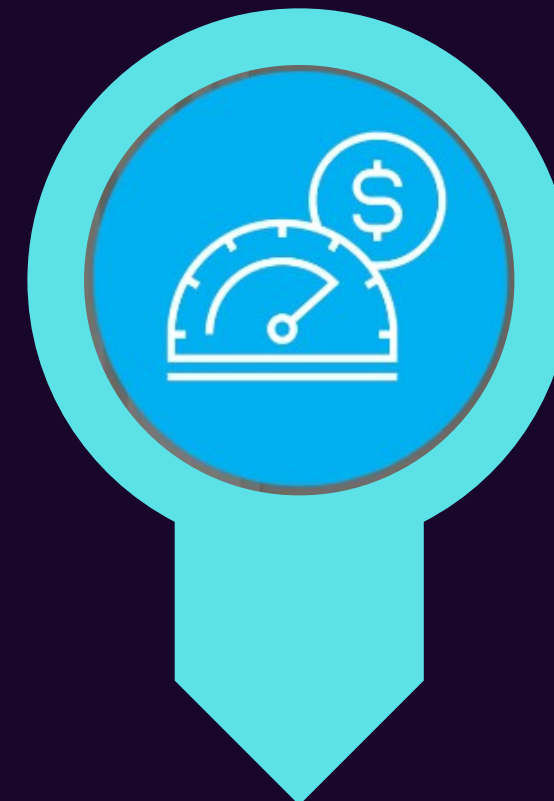
We will rent your home forever

Investment



Rent secured against \$2M of annual revenue

Hassle-free



Excellent rental and credit history

We want to expand your real estate portfolio.



Have access to our network of homes for sale across the country



Buy rental properties with guaranteed rental income from us

CONTACT

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**THANK
YOU**