



Guarantee Rental Agreement for Properties
in Independence (the "Agreement")

This document serves as both a separate Agreement and as an addendum to the Exclusive Right to Manage and Exclusive Right to Lease between _____ ("Owner") and Number 1 Broker LLC ("Broker") for property located at: _____ ("Property").

1. **Rent:** Broker agrees that the monthly rent of the aforementioned property will be in amount of _____ (\$_____) per month during the Guarantee Rental period. If the Rate is lower than aforementioned amount on line two of Section 1, The Broker will pay the amount which will make the gross rent equal to the agreed upon rental rate listed above.
2. **Overage:** In case the actual rent is higher than the amount aforementioned on line 2 of Section 1, this overage will be paid to Number 1 Broker LLC or its designated companies as a compensation for extra risk being taken by the Broker.
3. **Timelines:** Broker agrees to have a signed lease (by tenant) within 30 days (inclusive of the last day) after the closing date and the potential tenant will move in within the next full month (inclusive of the last day). In case there is no lease being signed within the first 30 days after closing, Broker will start paying rent assuming there is a lease signed on the 30th day after the closing date and start paying rent on the last day of the next full month subsequently. Both party agree that this Addendum will become effective on the first day rent is paid either from Tenant or from Broker. The Addendum will be effective for 730 days from the effective date. For Example, if the closing is on April 25th, we will guarantee a lease signed by May 25th and first day of rental income (move-in day) on or before June 30th.
4. **Tenant (s):** Broker will have the full discretion of qualifying Tenants during the effective period. Our qualification criteria are: a) No Eviction Record; b) No Criminal Record (excluding traffic violations); c) Household Gross Income is 2.5 times of Rent on monthly basis with Stable Employment. This agreement will not release both parties from any responsibilities defined in the Lease and Management Agreement.
5. **Termination:** The agreement will be terminated 730 days after the effective date, or under written agreement between Owner and Broker; or The Property is sold to another party during this Guarantee Rent period.
6. **Effectiveness:** Both Owner and Buyer are aware that this property is in the process of being constructed and is not legally owned by the Owner until closing. This agreement will become legally binding as soon as the Certificate of Occupancy is issued and transaction closed under Owner's name.

Signature : _____ Date: _____
Owner 1 Name:

Signature : _____ Date: _____
Owner 2 Name:

Signature : _____ Date: _____
Broker Representative: Michael Qiao