BOND ENROLLMENT & ACKNOWLEDGEMENT AGREEMENT

Bond Number: ABIC 1296-1303	Greystar Alliance

COMMUNITY/LANDLORD INFORMATION

Name: Broadstone Passerelle	HTID: 2669354	ID: ARC15845
Address: 895 Broadstone Way		
City, State and Zip Code: Altamonte Springs, FL 32714		

RESIDENT INFORMATION

Move in Address:	890 Broadstone Way	Building #:		Apartment #:	303
City, State and Zip Code:	Altamonte Springs, FL 32714				

	First Name	Last Name	Social Security Number	Date of Birth	E-mail Address
1	Joseph	Forese	On File	7/14/1993	foresejoe@yahoo.com
2					
3					
4					

Effective Date (Move in Date): 7/13/2017 **(MM/DD/YEAR)**

BOND LIMIT AMOUNT:	$1,000.00
NON-REFUNDABLE PAYMENT:	$175.00
REFUNDABLE DEPOSIT DUE TO LANDLORD:	$0.00

IMPORTANT INFORMATION - READ BEFORE SIGNING

As described below, this is an agreement for the election to enroll in the SureDeposit bond program. By signing below, which I choose to do voluntarily, I intend to be legally bound, understand the terms and conditions, and agree to the following terms, conditions and obligations:

SureDeposit: SureDeposit is a voluntary surety bond program whereby I choose to make a one-time, nonrefundable payment in lieu of making a traditional security deposit in connection with the lease I entered into with the community's property manager or property owner (the "Landlord"). I freely elect to participate in the SureDeposit program and understand that the payment that I am making to participate in the program is NOT a security deposit, and that I will NOT receive a refund of the one-time payment at the end of my lease. I have not been required or compelled to enter into this agreement by any person or entity, and I understand that electing to participate in the SureDeposit program does not waive or release me from complying with the terms of my lease.

"SureDeposit" is the trade name of the surety bond program offered to residents of this community**. It is NOT insurance and does not protect me against any acts or risks typically covered by insurance**. American Bankers Insurance Company of Florida (an Assurant company) is the surety company (the "Surety") that has a bonding agreement with your Landlord.

Liability for Damages: The SureDeposit bond provides protection for any physical damage I may cause to the rental property (beyond normal wear and tear) and any of my financial obligations under the lease agreement that are not paid. I understand that if the Landlord makes a claim to the Surety after I move out or if the lease terminates because I caused property damage or I did not fulfill my financial lease obligations (such as not paying rent or not paying imposed fees), the Surety will pay the Landlord's claim, up to the specified Bond Limit Amount. If a claim is paid by the Surety to the Landlord, (a) I will be required to reimburse the Surety for the amount paid; and (b) If applicable, I must also reimburse the Landlord directly for any outstanding obligations in excess of the Bond Limit Amount.

Debt Owed to Surety: If Surety pays the Landlord any amount on my behalf and then seeks reimbursement from me: (a) I authorize the Landlord to furnish Surety any information that will assist Surety in collecting the money I owe to Surety, (b) I acknowledge that Surety, SureDeposit or a collection agency (as an assignee) may be identified as the creditor (at their discretion) for purposes of the collection and credit reporting process, and (c) I acknowledge that if I do not pay Surety (or the designated entity), the debt may be reported to the credit reporting bureaus which may have a negative impact on my credit profile. I also expressly permit the Landlord, Surety, or a collection agency to contact me by telephone (land line or mobile) or by electronic means (such as e-mail) to collect any amount that I owe.

Cancellation of SureDeposit Program Participation: I may cancel the election to participate in the SureDeposit program for a full refund within five (5) calendar days of the Effective Date upon submission of written notice to my Landlord, whereupon my payment will be refunded to me. IF I TAKE THIS ACTION, I UNDERSTAND I MUST PAY THE REQUIRED SECURITY DEPOSIT TO MY LANDLORD.

Arbitration: Any dispute or claim arising out of or relating to this agreement will be resolved by a single arbitrator in a binding arbitration proceeding administered by the American Arbitration Association or other appropriate entity that we mutually accept, except that the Surety or I may choose to pursue claims in small claims court if the claims relate solely to the collection of any debts I owe to the Surety. Judgment on the arbitrator's award may be entered in any court with appropriate jurisdiction. In any arbitration or court proceeding, Surety and I waive any claims for punitive damages, and I waive any right to pursue any claims, causes of action or any monetary, injunctive or prohibitory relief on any class or representative basis, and I agree and understand that I cannot and will not serve as a class representative at any such action or proceeding.

This is the entire agreement between Surety and I and I am not relying on any oral promises or statements.

Signed By: Joseph Forese

Wed Jul 12 06:39:21 AM CST 2017

Signature of Resident 1	Signature of Co-Signer/Guarantor	Signature of Resident 3	Signature of Co-Signer/Guarantor
Signature of Resident 2	Signature of Co-Signer/Guarantor	Signature of Resident 4	Signature of Co-Signer/Guarantor

ASSURANT®

IMPORTANT NOTICE TO RESIDENTS

SureDeposit is a program that provides you with an alternative to making a traditional cash security deposit, and does not provide any benefits typically associated with insurance.

What SureDeposit is:

- SureDeposit is a surety bond.
- Under the surety bond, SureDeposit promises to pay the landlord in the event the resident does not uphold the financial obligations in the lease agreement or return the premises in good condition. The resident is then required to reimburse SureDeposit for any damages, loss of rent, and related expenses that SureDeposit paid to your landlord on your behalf.
- With SureDeposit, you make a *one-time, non-refundable* payment, to replace or supplement a traditional cash security deposit. No portion of this payment will go towards satisfying any future claim(s) your landlord may have against you.

What SureDeposit is *not*:

- SureDeposit is not a security deposit.
- SureDeposit is not traditional insurance.
- SureDeposit does not provide you with coverage in the event you cause damage to your apartment or fail to uphold your financial obligations.
- If a claim is made against you by your landlord, you will be liable for the full amount of your financial obligations under the lease.
- If SureDeposit makes a payment to the landlord on your behalf, you are required to reimburse SureDeposit. If the money you owe exceeds what SureDeposit paid to the landlord, you will be required to reimburse the landlord for the amount in excess of the bond limit.

  The landlord or leasing agent may only provide you with a SureDeposit brochure. If you need more detailed information about SureDeposit, please visit our website at http://www.info.mysuredeposit.com/faq or call the Client Support Team at (877)277-4811, Monday through Friday, 8:30 a.m. to 8:00 p.m., Eastern Time.