

PERFORMANCE DEPOSIT POLICY:

Fig Enterprises LLC has a performance deposit policy on virtually all property the company either owns and operates or operates for other property owners.

This explanation page is meant to inform prospective tenants and tenants of some generalities concerning the performance deposit. The actual terms of the performance deposit are found in each tenant's individual lease and may vary from tenant to tenant and lease to lease. Nothing found in this information page is meant to alter, change, or supercede any performance deposit language found in any company lease agreement.

Tenants pay a set performance deposit at the beginning of their lease term. The performance deposit is maintained on file with the landlord to ensure compliance with the terms and conditions of the lease by the tenant(s).

The performance deposit is returned to the tenant at the end of the rental period according to the terms and conditions found in the lease agreement. There may be a cleaning fee portion of the performance deposit that is not returned to the tenants. This will be spelled out in the lease agreement.

The tenant(s) must maintain the performance deposit in full for the entire period of the lease agreement. Failure to do so will lead to termination of the lease agreement and eviction of the tenant.

In a few instances a tenant may be permitted to make smaller payments toward the performance deposit amount so that the amount is paid-up over the period of the first few months of the lease. This the exception rather than the rule. We extend this option to only a few tenants. To qualify the tenant must be regularly employed in a job that pays actual wages and have a take home pay amount sufficient to hit the garnishment laws of Virginia. Tenants who have income below this level will not be considered for this deferred payment plan.

Tenants with adequate co-signers to their lease agreement may qualify for this deferred payment plan. The co-signers must meet the same income guidelines.

PET PERFORMANCE DEPOSIT:

A very few properties qualify for a pet, either inside or outside. In all such instances the tenants must pay a non-refundable pet deposit as set by the landlord prior to any pet being allowed anywhere on the premises. Pet deposits are set in the \$300-\$500 range.

Pets are strictly prohibited on most properties.