



Purpose

For Lease Clover guarantees protection against preventable HVAC damage caused by tenant filter neglect on properties we manage under our Asset Protection Standards.

This guarantee exists because we actively enforce filter compliance using FilterSync as part of our management process. We do not rely on reminders, tenant promises, or assumptions.

Eligibility

This guarantee applies only to properties where the FilterSync lease language is actively in force.

Eligible properties include:

- New leases started under For Lease Clover management
- Lease renewals where the FilterSync™ addendum has been executed

Properties under an existing lease are not eligible until the lease renews and the required language is added.

This ensures the standard is enforceable and uniformly applied.

What For Lease Clover Guarantees

If an HVAC system failure is even partially attributed to a clogged or neglected air filter that restricted airflow, For Lease Clover will:

- Pay for the HVAC repair related to that failure
- Compensate the owner **\$500** for excess wear on the system

This guarantee reflects our confidence in our enforcement process, not reliance on tenant behavior.

Verification Requirement

For the guarantee to apply, the HVAC service invoice must clearly state that:

- Restricted airflow was a contributing factor to the failure
- The restriction was caused by a clogged, dirty, or unchanged air filter

Invoices that do not reference airflow restriction or filter condition do not qualify.

This requirement protects owners while keeping the standard objective and defensible.

How This Risk Is Controlled

For Lease Clover does not discover filter neglect after damage occurs.

We:

- Enforce filter compliance on a fixed 30-day cycle
- Verify each change using FilterSync
- Take immediate corrective action when a change is missed
- Bill the tenant when intervention is required

The goal is to prevent mechanical strain before it compounds into system failure.

What This Guarantee Is and Is Not

This guarantee:

- Covers preventable damage caused by filter neglect
- Applies only when the enforcement standard is active
- Is backed by documented verification and intervention

This guarantee does not cover:

- Age-related equipment failure
- Manufacturer defects
- Failures unrelated to airflow restriction
- Properties not enrolled through lease or renewal

Why We Offer This Guarantee

Most property managers find out about filter neglect when the invoice arrives.

By that point:

- The system has already strained
- Lifespan has already been reduced
- The owner absorbs the loss

For Lease Clover operates earlier in the timeline.

This guarantee exists because we are confident that preventable HVAC damage should not happen under our management.

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