



Pensio Tenants Corp.

Lease Co-Guarantee Agreement

This Lease Co-Guarantee Agreement (the “**Agreement**”) is made as of the ____ day of _____, 20__ (the “**Effective Date**”)

Between:

Pensio Tenants Corp., a Nevada registered company (“**Co-Guarantor**” or “**Pensio**” or “**Pensio Tenants**” or “**Us**”) -and-

_____ (“**Principal Tenant**” or “**You**” or “**Your**”)

who resides at _____, and whose monthly rent is _____, and who is the principal tenant and guarantor of a valid and existing residential lease agreement, and who pays the monthly rent. You have applied for a (__) Months Rent Payment by Us to Your Landlord pursuant to the terms and conditions of this Agreement and the Lease Co-Guarantee Summary attached hereto as Exhibit A forming part of this Agreement.

You agree to pay a monthly Rent Guarantee Fee of _____ for a period of twelve months, from the registration and subsequent renewals received from You in writing pursuant to Articles 3 and 4, and the Terms and Conditions of this Agreement.

Definitions

“**Administrator**” means the Managing General Agent, Licensed Insurance Broker, Program Administrator and Claims Agent, World Insurance Associates LLC, 656 Shrewsbury Avenue, Suite 200, Tinton Falls, NJ 07701; www.worldins.net/pensiotenants; telephone +1 (888) 891-0051; rentpaid@worldins.net.

“**Agreement**” means this Lease Co-Guarantee Agreement together with the Lease Co-Guarantee Summary, attached hereto as Exhibit A forming the terms and conditions of this Agreement.

“**Bill Cycle Date**” means the reoccurring day of each month, commencing on the Enrollment Date, upon which the Lease Co-Guarantee Fee becomes due and owing by the Tenant and payable to Pensio.

“**Lease**” means Your valid and existing lease agreement, naming You as principal tenant and guarantor.

“**Lease Co-Guarantor**” means pursuant to this Agreement, Pensio Tenants Corp., a State of Nevada Corporation 9205 W. Russell Rd, Bldg 3, Suite 240, Las Vegas NV, 89148; info@pensiotenants.com.

“**Registration**” or “**Registration Date**” means the date in which You have enrolled.

“**Rent to be Paid by Us to Your Landlord**” means the Rent to be Paid by Us to Your Landlord subject to the terms and conditions of this Agreement and the Lease Co-Guarantee Summary, attached hereto as Exhibit A.

“**You**” or “**Your**” refers to You the Tenant specified in the caption above.



1. Rent Guarantee

Requirements for You to be enrolled for Us to provide You with this Agreement and Rent to be Paid by Us to Your Landlord if You have involuntarily lost your employment or have become disabled and unable to continue to be employed are subject to the terms and conditions of this Agreement.

1.1 Rent Guarantee Fee

- a. The Lease Co-Guarantee Fee of _____ payable by You either (i) pre-paid for the first twelve (12) month period; or (ii) on Your bill cycle date of each month.
- b. In the event You miss or fail to make two (2) consecutive payments, or a total of three (3) payments within a six (6) month period, this Lease Co-Guarantee Agreement will be cancelled without notice to You or Your Landlord.
- c. Once you enroll and register, you can opt out of the Lease Co-Guarantee Agreement within Three (3) calendar days. Administrator will NOT refund any payments made by You other than your initial payment, which is fully refundable in the first three (3) days from enrollment. You will be fully refunded upon you providing email notice to rentpaid@worldins.net.
- d. In the event You have a valid claim under this Lease Co-Guarantee, then You will pay any and all remaining unpaid Lease Co-Guarantee Fees for the Term. Administrator reserves the right to deduct or offset any unpaid Lease Co-Guarantee fees from any payments made by Administrator in respect of a Claim.

1.2 This Agreement is subject to certain conditions and limitations, including those set out in this Agreement and the Lease Co-Guarantee Summary, attached hereto as Exhibit A.

1.3 You represent and warrant at the time of registration:

- a. You have a valid and existing residential lease agreement;
- b. You are the principal tenant residing full time in the unit;
- c. You are not in default of rent at the time of registration;
- d. You are employed full time and eligible for government unemployment insurance benefits;
- e. Must be working a minimum of an average of 24 hours per week for the past 26 weeks prior to job loss or disability;
- f. You are not a seasonally employed;
- g. You are not employed by or have services contract with an immediate member of Your family;
- h. You are not employed by or have services contract with Your Landlord;
- i. You confirm that You are currently employed and You are not subject to termination, layoff or aware of an impending strike or labor action by employees in respect of Your employer;
- j. If self-employed, You must have a services contract for the full 12-month term of the Lease Co-Guarantee Agreement and proof of payment made by each client for the past 12 months;
- k. You do not have a current or pre-existing disability impeding Your ability to work or be employed full time; and



- I. You agree to retain documents to demonstrate compliance with the conditions of this Agreement and to provide the Administrator in the event of rent claim for Us to Pay Rent to Your Landlord:
 - i. a copy of Your Lease Agreement, along with contact information for Your Landlord;
 - ii. two pieces of government identification;
 - iii. record of employment;
 - iv. a copy of Your government unemployment insurance benefits, if applicable;
 - v. a copy of Your employment status letter at the time of Registration pursuant to the Lease Co-Guarantor Agreement, if applicable;
 - vi. a copy of Your verifiable self-employment services contract and proof of payment made by each client for the past 12 months, if applicable;
 - vii. Attending Physician's Statement stating Your disability diagnosis and reasons why You are unable to be Employed, if applicable; and
 - viii. a copy of Your Government and Private Insurance Health Cards, if applicable.

2. Electronic Disclosure and Consent

- 2.1 You consent to receive any and all document, notices and other communications, including any notice that may be legally required to be provided to You regarding this Agreement, in electronic form to the electronic mailing address that You have provided.
- 2.2 It shall be Your responsibility to maintain accurate contact information with Pensio and its Administrator and to contact the Administrator immediately if Your electronic email or postal mail address changes. At Your written request, and an administrative fee of twenty-five dollars (\$25.00), Administrator shall provide You with a paper copy of materials, documents and disclosures related to this Agreement.
- 2.3 You have read, agree and acknowledge the terms and conditions of this Agreement, the Lease Co-Guarantee Summary and the Privacy Policy located on www.worldins.net/pensiotenants.

3. Rent Guarantee Term

The Term of this Agreement is twelve (12) months, subject to annual renewal initiated by You, upon written electronic notice to the Administrator ninety (90) days prior to the end of each twelve (12) month term, and payment of the Lease Co-Guarantee Fee, by You.

4. Termination

- 4.1 The Administrator may terminate this Agreement, upon written notice given to You, if
 - (i) Your registration or any renewal thereof was inaccurate or untrue in any respect; or
 - (ii) if You have not paid Your Lease Co-Guarantee Fee.

5. General Provisions

- 5.1 **Questions/Claims.** You must direct all Your questions and claims to the Administrator.
- 5.2 **Binding Effect.** This Agreement shall be binding upon and inure to the benefit of Pensio, the Administrator and You.
- 5.3 **Entire Agreement and Governing Law.** This Agreement and Exhibits shall be governed by the laws of the state or county in which You reside.



- 5.4 **Amendment.** This Agreement may only be amended in writing and countersigned by both You and the Administrator.
- 5.5 **Privacy.** Any of Your personal information which Pensio or the Administrator collects is subject to the Administrator's Privacy Policy.
- 5.6 **Indemnity and General Release.** Under no circumstances will Pensio be liable for any special, indirect, incidental, punitive or consequential damages (including without limitation, loss of profit or revenue) arising out of or related to this Agreement together with the Rent Guarantee Summary or otherwise.

{End of Agreement}

SAMPLE ONLY