



## DEPOSIT ALTERNATIVE – TERMS OF SERVICE

**Qira Security Deposit Alternative** (the “Service”) is a *third-party service* that is provided by Qira ([www.qira.com](http://www.qira.com)), not by the Landlord. Landlord permits qualifying Tenants to subscribe to the Service in lieu of payment of a Deposit. (Deposits include Security and Pet Deposits.)

Qira offers Tenants the opportunity whereby, for a fee paid to Qira by the Tenant, Qira shall pay to the Landlord the Deposit, as included in the lease agreement between the Tenant and the Landlord (“Qualified Lease”), on the Tenant’s behalf.

If accepted to the Service, the Landlord shall allow the Tenant to use the Service as a replacement for paying the Deposit under the Qualified Lease agreement, subject to the following conditions:

1. To qualify for the Service, Tenant shall fill out an application with Qira via Qira’s portal and be approved by Qira.
2. After accepted to the Service, Tenant shall sign a Terms of Service Agreement with Qira.
3. The term of the Service is equivalent to the term of the Qualified Lease agreement unless the Qualified Lease ended before the date indicated in the agreement or if Qira terminates its Service for any reason. Tenant shall not end the service without Landlord’s prior written consent.
4. If the Service terminates for any reason, Tenant agrees to pay the deposit amount stated in the Qualified Lease to the Landlord within ten (10) days of such termination.
5. Tenant agrees to be solely and exclusively responsible for the payment of any claim made by the Landlord against the Tenant under the Qualified Lease. Tenant shall repay Qira if all or any portion of the Deposit is held back by the Landlord or forfeited.
6. Tenant acknowledges and agrees that the fee to Qira must be paid in full and is nonrefundable.
7. Tenant agrees and acknowledges that if the Service was utilized by the Tenant, the Landlord shall not have any obligation to return a cash deposit to the Tenant at the end of the Qualified Lease.

**Agreed to by:**

\_\_\_\_\_ Date

\_\_\_\_\_ Date

\_\_\_\_\_ Date

Abigail Lipson, Landlord’s Representative \_\_\_\_\_ Date