



"Better Properties, Better Areas, Better Investments"

All Memphis & Little Rock Turnkey Properties come with a maintenance guarantee of 90 days after the purchase date listed on the closing settlement statement. If a tenant is not in place at time of closing, the 90 day warranty would begin after tenant occupancy as listed by the 1st day on the tenant lease. Memphis Turnkey will also guarantee Heating and Air system to be functioning properly for 180 days after the date on the closing settlement statement. This 90 day warranty only includes maintenance issues within the 4 walls of the house. This warranty would exclude but not limited to decks, fences, sewer lines, roofs, irrigation systems, retaining walls, free standing lighting fixtures in the yard and brick structures such as patios.

Property inspections are not always successful in finding all the flaws with a property as these inspections are done typically while the home is vacant. Such flaws that are present may only surface when a tenant is living in a house cycling and running simultaneous items within the major systems of the house. The 90 day guarantee is designed to find these flaws that were missed during renovation and property inspection. Depending on when the property was bought, it may be impossible to test the entire heating and air system. For example, if a property was bought in January, it would be impossible to test the AC for property function. The 180 day guarantee is designed to give our investor piece of mind that the heating and air system is functioning properly.

Because the 90 day warranty only includes within the 4 walls of the house, it is strongly encouraged that an inspection of the plumbing system by a licensed plumber to run a camera down the sewer line to test for blockage.

Certain items are excluded from the 90/180 day warranty. These items include:

- Damage done due to tenant negligence
- Vandalism/Theft
- Acts of God
- Force Majeure
- Power Surges
- Appliances not installed by Memphis Turnkey
- Pilot lighting of Furnace
- Vermin

Property Address: _____

Buyer: _____

Seller: _____

Date: _____