



Sample Greenville Rental

Greenville, SC

Prepared for: Sample Owner

RENT RECEIVED	OWNER PROCEEDS	HLR MANAGEMENT	SUREVESTOR	RESIDENT LIABILITY
\$2,150.00	\$1,968.00	\$172.00	\$10.00	\$20.00

PERFORMANCE: 100% of rent collected on time

Great news-every recorded rent month this year is on time based on payment dates or no recorded late fee.

STATUS: Everything is clear on your side

PROTECTION ACTIVE: SureVestor Master General Liability

\$10.00 was collected and applied to the third-party SureVestor program. It is separate from HLR's management fee.

Master General Liability provides liability protection for the property manager and owner, including covered claims when a tenant sues over an injury at the property, subject to the policy's terms, exclusions, deductibles, and limits.

60-day advance notice: Beginning November 1, 2026, the monthly Master General Liability charge will increase from \$10 to \$15. HLR is absorbing the vendor-cost difference during this notice

RESIDENT PROTECTION PLACED

Beagle screening caught a coverage gap

\$20.00 was collected from the resident after Beagle's automatic insurance screening identified that acceptable proof of coverage was not on file. The liability-waiver program provides up to \$300,000 of tenant-liability protection while HLR continues monitoring compliance.

HLR is actively monitoring this protection; no owner action is required.

MANAGEMENT SUMMARY

\$2,150.00 in rent is recorded as received for August 2026. Innago also recorded \$20.00 in resident-paid liability insurance charges; this is separate from owner proceeds and HLR management compensation. The property is currently marked occupied. Innago shows no open maintenance requests. Innago shows no open invoice balances. There are no additional HLR follow-up items. The recorded lease end date is 2026-12-31.

YEAR-TO-DATE PERFORMANCE

2026 rent collected: \$16,337.00. Owner proceeds: \$14,950.04. HLR management fees: \$1,314.96. SureVestor protection collected: \$80.00. Resident liability insurance charges: \$20.00. Late fees: \$0.00. Rent has a 100% on-time record (8 of 8 recorded months). Payment dates where available; otherwise no recorded late fee.

FINANCIAL ACTIVITY

ACTIVITY	CASH COLLECTED	HLR MGMT	SUREVESTOR	OWNER
Rent collected Imported from Innago Rent payment	\$2,150.00	\$172.00	\$10.00	\$1,968.00
Resident liability insurance charge Imported from Innago Tenant Liability Coverage invoice; \$20 collected from	\$20.00	\$0.00	\$0.00	\$0.00

LEASE, LANDLORD PROTECTION, AND TRUST

Property status: occupied. Management rate: 8%. Landlord protection: general liability (\$10.00 monthly charge for this report period). Lease: 2026-12-12 through 2026-12-31.
Security deposit: held; \$2,150.00 currently recorded as held in the separate trust ledger.
Tenant insurance compliance is monitored by Beagle Insurance. Beagle contacts the resident directly if updated documentation is needed.

OWNER ATTENTION

- No owner action is requested at this time.