

# Unlock Your Property's Potential

Get up to 11 months in Prepaid Rent in just a few clicks



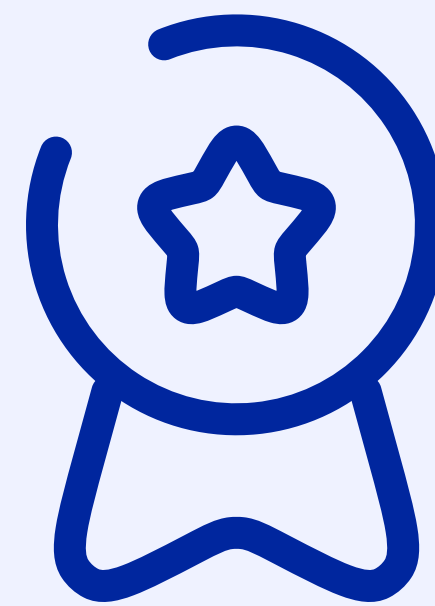
## Expand Your Portfolio

Use your rent advance for new property acquisitions and grow your real estate empire



## Improve Your Properties

Fund major repairs and capital expenditures to maintain and enhance your properties



## Leverage Your Assets

Use future cash flows today to upgrade vacant or underperforming units and improve your NOI

## More About Rent Advance

- ✓ No impact on your credit score or borrowing capacity
- ✓ Complete flexibility in fund usage - from business to personal needs
- ✓ Not a loan - simply selling future rent payments
- ✓ Select individual properties - no need to commit entire portfolio



## Rent Advance FAQs for SFR Property Owners

**Q: Who is eligible for the Ryse Advance?**

A: Owners of single-family rental properties. The property must have an in place lease with an active and paying tenant.

**Q: How do I get approved for my Ryse Advance?**

A: Notify your property manager that you want to participate. They will provide you an Owner Acknowledgment Agreement to review and sign.

**Q: What does Ryse Advance give me?**

A: Ryse Advance gives you cash today that would otherwise take time to receive from the tenant over the course of the lease.

**Q: How much does it cost to use the Ryse Advance?**

A: We pay you 90% of the potential tenant rent based on the number of advanced months requested. For example, if you request 10 months with a rent of \$2,000/mo, then you will immediately receive a \$18,000 Ryse Advance (10 x \$2,000 x 90%).

**Q: How many months can I advance from the tenant lease?**

A: Between 1 to 11 months.

**Q: How long does it take to receive the cash?**

A: Usually 24 to 48 hours after approval.

**Q: What can I use the cash for?**

A: There are no limitations. You can use the cash advance to fund a home improvement, buy a new property, fix up another property or something entirely separate from your rental portfolio.

**Q: Is Ryse Advance a loan or a debt?**

A: No, Ryse Advance is not a loan or a debt.

**Q: Does Ryse Advance impact my credit score?**

A: No, Ryse Advance does not impact your credit score because it is not a debt product. Upon applying, there is no "hard" or "soft" pull on your credit score.

**Q: Does Ryse Advance impact my tenant?**

A: No, the Ryse Advance will not impact your tenant. Your tenant keeps paying rent as usual.

**Q: What do I need to do after receiving Ryse Advance?**

A: Your PM will continue to manage the property as usual. This includes collecting rent from the tenant and remitting the payments to Ryse for the number of months advanced.

**Q: How do I repay Ryse Advance?**

A: The Ryse Advance is repaid by future rent payments received from the tenant.

**Q: Do I need to continue repaying Ryse if the tenant doesn't pay rent?**

A: No, you are only responsible for paying to Ryse the rent that is collected. If your tenant does not pay rent and all legal efforts to obtain the payment have been made (such as sending notices and sending the account to collections), then you are not responsible for repaying the Rent Advance for the applicable month. Ryse may extend the repayment term to be repaid by a future tenant.

**Q: What if the tenant pays rent late or I collect the rent from another source (like from a guarantor)?**

A: Regardless of source, those rent collections should be remitted to Ryse.

**Q: What do I do if my tenant does not pay rent in full by the due date?**

A: You PM will notify Ryse of the non-payment and follow their standard rent collection and eviction procedures. If needed, the tenant's security deposit may be used to fund what Ryse is owed, and the repayment term may be extended.