



Resident Portal Terms and Conditions

I authorize Bear Creek Villas, Realty Appreciation, Ltd. and or its affiliates to initiate my account with Resident Portal, which will provide the capability to submit single or recurring payments, submit and track service requests, view lease information, communicate with property personnel and update personal information online. I understand that Bear Creek Villas, Realty Appreciation, Ltd., and its affiliates have all rights to remove access to the Resident Portal if my account falls out of good standing.

I understand that to enroll with Resident Portal, I must supply my Full Name, Social Security Number, Date of Birth, and email address so that the system will be able to validate my account.

I understand and acknowledge that the failure to pay 100% of any current balances on my lease using the Resident Portal does not relieve me of any payment obligations, or change any such obligations under any lease agreement or any addenda thereto. All obligations in the lease will remain unchanged with the use of the Resident Portal. I understand and acknowledge that paying less than 100% of any current recurring balance via the Resident Portal shall not grant me (or result in) any extension of any grace period provided under the lease or any addenda thereto; and, that by paying less than 100% of any current recurring balance by its due date, I shall be delinquent and the landlord shall have all remedies allowed under my lease and any addenda thereto.

I understand by signing this enrollment form that I confirm I have read and agree to The Bear Creek Villas, Realty Appreciation, Ltd. Resident Portal policies. In addition, I hereby release and hold landlord and or its affiliates harmless from any harm caused by the use, set-up or operation of Resident Portal, other than the result of landlord's (or its affiliate's) gross negligence.

Full Name (print): _____

Date of Birth: _____

Email Address: _____

Last 4 digits of Social Security Number: _____

Signature _____

Date _____