

Vendor	Vendor Type	Scope of Services
Kopi-R Services LLC	Copy Machine Rental Service	<ul style="list-style-type: none"> Supplies include Toner, Developer, Drum, etc. Excludes Paper & IT Work 30 days Cancellation Notice must be given to terminate service 6,000 copies allowed a month Terms are set to month to month
Compactor Rentals of America	Trash Compactor Rental Service	<ul style="list-style-type: none"> Supplies include a Apartment Mini Mac Compactor & 2 yard carts Terms are set to 5 years 60 days Cancellation Notice must be given to terminate service
Texas Turf Management	Landscaping	<ul style="list-style-type: none"> Furnish all labor and equipment Water must be furnished by owner Mowing and edging the lawn will be done once each week (42 trips per year) & absences due to weather will be made up with additional hours in the future Remove clippings from walks, driveways, roads, etc Trees, shrubs, and turd areas will be fertilize twice a year Fungus/disease issues are informed to owner with treatment solution with price quote & application for approval Trees, shrubs, and turd areas will be fertilize twice a year Remove dead plants and replace materials, but certain conditions contractor will not be responsible for such as standing water & Irrigation System Vendors are not responsible to issues related to weather, water cut offs, or loss of vehicles by 3rd parties Terms are set to 1 year
Waste Management	Trash	<ul style="list-style-type: none"> Equipment's included two 4 yard Front End Load Recycling Dumpsters, two 2 yard Front End Load Compactors, & two 3 yard Front End Load Regular Dumpsters Waste Services included are Single Stream Recycling & Commercial Municipal Solid Waste Management 30 days Cancellation Notice must be given to terminate service Terms are set to 1 year
Valet Living	Trash Service	<ul style="list-style-type: none"> Terms are set to 1 year Provides doorstep trash collection service Service will not be provided on holidays Service includes collection of non hazardous solid waste Service will not include collection of oversized items (e.g. bed) or hazardous, toxic or flammable materials
AT&T	Internet Cable Telecommunications	<ul style="list-style-type: none"> Provides long distance telephone services as well as landline voice service to residents Provides high speed internet assess, including ISP service and transportation access to other ISP products Excludes dial up Internet access service Provides multichannel video services using "U-verse TV" which includes videos for entertainment suitable for TVs, Screen, or projections in Units
EnviroSmart	Pest Control	<ul style="list-style-type: none"> Controls insects & rodents in areas of the property Includes interior & exterior services Treats building exteriors every quarter Unlimited weekly residential request & emergency treatment service Will submit detailed information regarding pesticides used on the property 30 days Cancellation Notice must be given to terminate service
Kone	Elevator	<ul style="list-style-type: none"> Provides manufactured service for elevator Performs maintenance, examination, adjustments, repairs, and replacements for components of elevator Terms are set to 3 years
Morgan Group Inc.	Courtesy Officer Service	<ul style="list-style-type: none"> Patrol & inspection service are provided on a nightly basis Incident Report will be made of events regarding suspicious behavior occurring on the property Ensure common areas are secure Exterior light inspections are completed once a week Tag vehicles that are non compliant with parking rules Provides assistance to management when serving legal or nonlegal notices No less than 10 minute phone response time Reports earnings or discounted market rent to IRS as documented on 1099 Security will perform 8 hours per day, 3 days per week

FISH Window Cleaning	Window Cleaning	• Terms are set to 1 year
		• 30 days Cancellation Notice must be given to terminate service
		• Exterior cleaning services performed on a monthly basis
		• Cleaning services includes internal & external service
		• Services inside leasing center will be conducted quarterly
Conservice	Utilities	• Services included water, sewer, trash, & pest
Helix Media 360	Marketing	• Provides services for hosting & an analytics portal
Real Page Inc.	Marketing	• Provides contact center answer automation and chat rooms
		• Provides access to Lease star community website & Lease star syndication
Classic Protection System Inc.	Alarm monitoring	• Direct call response by operators to emergency conditions
		• Direct call response until station designated by owner is notified
Real Page Inc.	Other	• Provides Resident Direct Services
		• Provides document management storage
		• Provides online data exchange pricing and availability
		• Provides budgeting service
		• Provides OneSite services
Aire-Master	Air Scent & Hand Sanitizers	• Provides analytical services
		• Provides hand sanitizers stations & HVAC on Roof
		• An Aire-Masters technician will provide monthly site visits to inspect performance and fragrance oil levels.
Ecolo Inc	Air Scent & Hand Sanitizers	• 45 days Cancellation Notice must be given to terminate service
		• Provides installation for AirPro System, requires a 110V/120V power outlet
		• Provides installation for Vapor Odor Control Stations
		• Vapor solution refills are done once a month by an ECOLO service technician.
		• Provides installation for Fan installation, no power outlet required
		• Terms are set to month to month
Ceaders Valet Parking	Concierge	• 30 days Cancellation Notice must be given to terminate service
Kings III	Emergency Communication	• Provides Concierge service from 7am to 7pm
Handy Trac	Key Control	• Provides monitor and maintenance emergency services for pools & elevators
		• Provides service for creating keys