



LUXEMITY

PRESENTATION

WHO ARE WE?



We are a national housing provider for traveling business professionals offering cozy living spaces.

We provide premium accommodations and spaces for our corporate clients around United States.



Some of our clients:



HOW DOES IT WORK?

- 1) We sign a lease with you.
- 2) We pay you regular monthly rent.
- 3) We provide accommodations for our vetted corporate clients coming into town.
- 4) We take care of cleaning and maintenance of the home.



THE PROCESS

- When a reservation request is received, an email is automatically sent to our clients which requires them to verify their identification and submit their information for a criminal background check.
- The link provided takes them to our screening tool, TransUnion Smart Move.
Clients are asked to provide their full legal name, previous addresses, social security number, and date of birth.
- Once completed, the full report is sent to Luxemity where our compliance team reviews the results and makes a decision in accordance with our screening policy.





Compliance Protocol.

RENTAL AGREEMENT

-Term Rental Agreement ("Agreement") made on (BCRE) is between the following:
(1) individual(s) known as (CFULL) with a mailing address the same as the Property Address. ("Guest(s)")

AND
A business entity known as Kaizen Guest Properties LLC (DBA "Hikaru", "Stay Hikaru") with a mailing address of 11281 Seaside Lane, Frisco, Texas, 75035 ("Host", "Property Manager").

Host and Guest(s) ("Parties") agree to the following terms and conditions:

II. The Property

The Guest(s) agrees to rent the residential dwelling with a mailing address of (PADDRM) ("Property") which has (PBEDS) bedroom(s) and has (PBATHS) bathroom(s).

III. Period and Guests

The total amount of individuals allowed to stay at the Property for any period will be (PGUESTS) and Guest(s) are allowed to have a total number of 0 Overnight Guests on the Property.

Start and End Dates

The term of this Agreement shall begin (BARR) and end on (BDEP) ("Term").

Guest(s) to the Host shall be in the amount of (BITA).

Security Deposit and Cleaning Fee.



Sample Agreement

- ✓ For any third party platform bookings, every guest must pass a background check, sign a rental agreement, fill out a questionnaire and provide ID.
- ✓ We vet our guests carefully using this information and reserve the right to cancel any stay that flags our system.
- ✓ Regarding our regular corporate clients, these guests are already verified and our corporate client is held liable for the guest.

Compliance Protocol.



✓ Criminal Screening

✓ Rental Agreement

✓ Security System



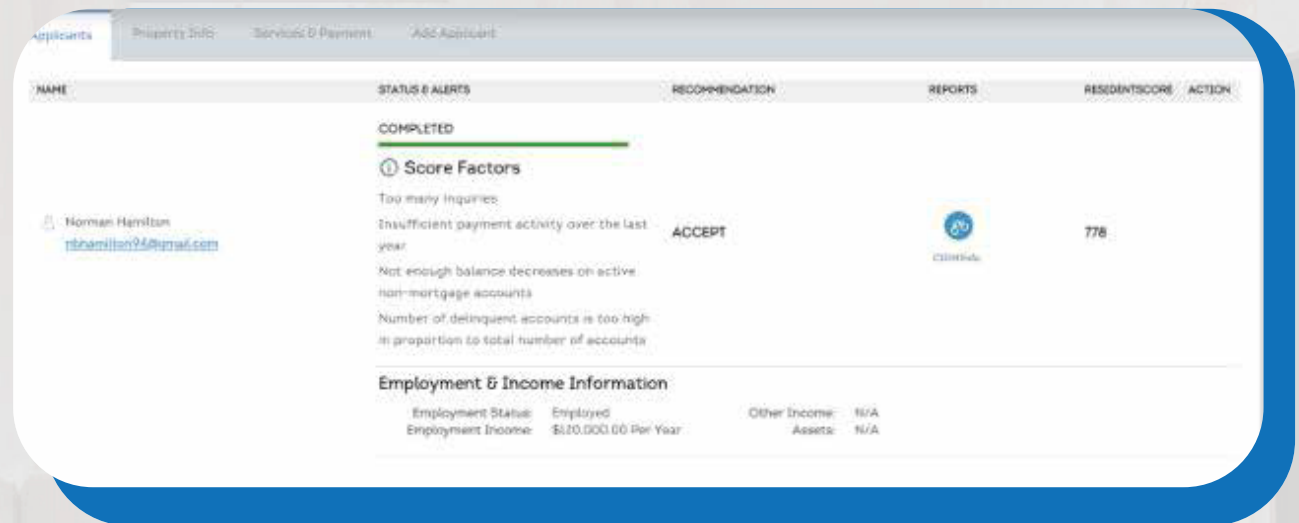
Compliance Protocol.

✓ Criminal Screening

No severe criminal convictions and sex offenses including, but not limited to murder, terrorism, sexual assault, assault, battery and child abuse.

Our screening checks the OFAC list and public, state, and country criminal records as well as state and national sex offender registries.

For lesser charges, Luxemity's screening policy takes several factors into account: severity of the charge, date of charge, and type of offense.



The screenshot shows a web interface for a compliance screening report. At the top, there are tabs for 'Applicants', 'Property Info', 'Services & Payments', and 'Add Applicant'. Below the tabs is a table with columns: NAME, STATUS & ALERTS, RECOMMENDATION, REPORTS, RESIDENTSCORE, and ACTION. The first row shows a 'COMPLETED' status with a green progress bar. Under 'Score Factors', there are three items: 'Too many inquiries', 'Insufficient payment activity over the last year', and 'Not enough balance decreases on active non-mortgage accounts'. The 'RECOMMENDATION' is 'ACCEPT' and the 'RESIDENTSCORE' is '778'. Below this, there is a section for 'Employment & Income Information' with details: 'Employment Status: Employed', 'Employment Income: \$120,000.00 Per Year', 'Other Income: N/A', and 'Assets: N/A'.

NAME	STATUS & ALERTS	RECOMMENDATION	REPORTS	RESIDENTSCORE	ACTION
Norman Hamilton nhamilton94@gmail.com	COMPLETED Score Factors Too many inquiries Insufficient payment activity over the last year Not enough balance decreases on active non-mortgage accounts Number of delinquent accounts is too high in proportion to total number of accounts	ACCEPT	CONVUL	778	
Employment & Income Information					
Employment Status: Employed		Other Income: N/A			
Employment Income: \$120,000.00 Per Year		Assets: N/A			

Compliance Protocol.

✓ Rental Agreement

Once our clients have passed our screening process, they must sign our rental agreement, which includes your community standards, for the duration of their stay.

The client's signature is legally binding with timestamps and their IP addresses.



Compliance Protocol.

✓ Security System

To ensure the safety of the property, proper occupancy, and appropriate noise levels, we use a security suite of noise monitoring, smart locks, and cameras.

In addition to this, our Housing Coordinators and managers are available in person to handle any questions and concerns.



We are the **easiest** tenant you'll ever have.



Light maintenance, touch ups, regular issues resolved by us



Your property will be cared for like it's our own.



Hassle-free tenant, contact limited to emergencies

We are the **last** tenant you'll ever have.



We will rent your home forever



Rent secured against \$2M of annual revenue.



Excellent rental and credit history

We want to **expand** your real estate portfolio .



Have access to our network of homes for sale across the country



Buy rental properties with guaranteed rental income from us



LUXEMITY

THANK YOU