

PRODUCT SPECIFICATIONS FOR LEASESTAR SMART LEASING TABLET

UPDATED: March 5, 2020

These Product Specifications describe the current functionality and certain dependencies of the above-referenced product center (the “Product Center”). Access to and use of the Product Center is governed by an underlying agreement and, as applicable, addendum (collectively, the “Agreement”) with RealPage, Inc. and, as applicable, its affiliates (collectively referred to herein as the “Provider” “we” or “us”). Capitalized terms used in these Product Specifications have the meanings provided in the Agreement unless otherwise defined herein.

Subject to the terms of the Agreement, these Product Specifications may be modified at any time. If we modify these Product Specifications, we will post the updated version at <http://www.specifications.controls.realpage.com> and update the “Updated” date above. We recommend that you review these Product Specifications periodically for any changes. Your continued access to or use of the Product Center will constitute your acceptance of the updated Product Specifications.

1. AUTHORIZED USERS AND PASSWORD

Provider will provide the licensee under the Agreement (“Licensee”) with a user name and password permitting Authorized Users to access the Product Center. Licensee is responsible for the protection and dissemination of such user name and password and for any activities or actions occurring under Licensee’s account or log-in credentials—including, without limitation, for any losses or damages resulting from the loss, theft or misuse of or failure to protect any such user name or password. Licensee will permit only Authorized Users to access the Product Center, will ensure that all Authorized Users comply with the terms and conditions set forth in the Agreement and herein, and will not permit any person that ceases to be an Authorized User to continue to use a user name or password.

2. OVERVIEW OF LEASESTAR SMART LEASING TABLET

LEASESTAR SMART LEASING TABLET is a tool designed to assist Site Owner’s apartment leasing process. A native mobile application available on the Apple iPad[®], Smart Leasing Tablet provides a Site’s leasing consultants and managers with guest card and quote management, Unit availability and pricing, Site marketing content, and neighborhood information without access to a computer. Smart Leasing Tablet integrates and syncs guest cards, quotes, and marketing content with Site Owner’s property management system (“PMS”) (currently limited to RealPage OneSite[®]). Smart Leasing Tablet also integrates with other RealPage Product Centers, including LeaseStar Lead2Lease and YieldStar[®] Price Optimizer.

Note: The LEASESTAR SMART LEASING TABLET Product Center was not designed to store electronic protected health information, as defined by Section 160.103 of the HIPAA Regulations, 45 CFR Parts 160, under the Health Information Portability and Accountability Act Omnibus Final Rule released on January 17, 2013. Users should not use any feature of the LEASESTAR SMART LEASING TABLET Product Center to upload or to store any electronic protected health information.

3. DETAILED SPECIFICATIONS FOR LEASESTAR SMART LEASING TABLET

This section outlines the major capabilities of LEASESTAR SMART LEASING TABLET:

- 3.1. Provides Site Owner with the ability to create guest cards and submit them to a Site’s PMS.
 - a. Site Owner can create a new guest card on the device containing a prospect’s:
 - (i) First and last name

- (ii) Email
 - (iii) Phone number
 - (iv) Marketing source
 - (v) Anticipated move-In date
 - (vi) Number of occupants
 - (vii) Number of dogs
 - (viii) Number of cats
 - (ix) Desired number of bedrooms
 - (x) Desired number of bathrooms
 - (xi) Non-expired quotes
- b. Upon being connected to the Internet and syncing, guest cards created on the tablet will be sent to a Site's PMS.
- 3.2. Provides Site Owner with the ability to search and retrieve existing guest cards from a Site's PMS.
- a. Site Owner can enter a prospect's name in a search box on the Guest Card Manager.
 - b. Smart Leasing Tablet will query and retrieve matching guest cards from a Site's PMS.
 - c. Retrieved Guest Cards can be updated and synced back to a Site's PMS.
- 3.3. Displays Site information, including a description, logo, and photo gallery.
- a. The Community tab displays basic Site information:
 - (i) Logo
 - (ii) Description
 - (iii) Site amenities (standard and custom)
 - (iv) Year built
 - (v) Structure type
 - (vi) Pet policy
 - (vii) Parking information
 - (viii) Office hours
 - b. The Community Gallery displays photos provided by Site Owner that can be viewed full-screen.
- 3.4. Displays floor plan information including a description and photo gallery.
- a. Smart Leasing Tablet retrieves floor plan information from a Site's PMS.
 - b. Smart Leasing Tablet organizes floor plans by the number of bedrooms, displaying:
 - (i) Floor plan name
 - (ii) Number of bathrooms
 - (iii) Square footage range
 - (iv) Price range
 - (v) Description
 - (vi) Amenities
 - (vii) Floor plan photos (if provided by Site Owner)
- 3.5. Provides Site Owner with the ability to display Unit availability and pricing for each floor plan.
- a. Smart Leasing Tablet syncs Unit availability from a Site's PMS and displays:
 - (i) Apartment number
 - (ii) Starting price
 - (iii) Square footage

- (iv) Availability date
 - b. Unit availability follows the Unit management features of LeaseStar:
 - (i) Site Owner can restrict how many available Units are displayed on floor plans.
 - (ii) Site Owner can rank order how Units are displayed.
- 3.6. Provides Site Owner with the ability to create price quotes and submit them to a Site's PMS.
 - a. A Quote button accompanies each Unit displayed on the application.
 - b. Smart Leasing Tablet saves Quotes to the prospect's Guest Card.
 - c. Site Owner can send Quotes by email to the prospect from the device.
- 3.7. Provides Site Owner with the ability to search and retrieve existing price quotes from a Site's PMS.
 - a. Guest Cards retrieved through the Guest Card Manager will display any active quotes.
- 3.8. Displays YieldStar pricing options for quotes if Site Owner has purchased YieldStar separately from Provider.
 - a. If YieldStar is enabled for a Site, Site Owner will be required to choose a Rent Price from a YieldStar pricing matrix during the Quote Creation process.
 - b. Site Owner can adjust a YieldStar price matrix by adjusting the Quote's desired move-in date and terms.
- 3.9. Displays an image of Site Owner's Site plan that can be zoomed and panned on the device.
 - a. Site Owner must provide a single, static image of the Site plan during the implementation process for Smart Leasing Tablet.
- 3.10. Displays neighborhood points of interest that are nearby to Site Owner's Site.
 - a. Displays the top 50 nearby amenities for the following categories on an interactive map:
 - (i) Educational facilities
 - (ii) Transportation options
 - (iii) Groceries
 - (iv) Food and restaurants
 - (v) Banks
- 3.11. Restricts access to the application using LeaseStar Marketing Center credentials and a user-created PIN code.
 - a. Site Owner will administer access to the application using the LeaseStar Marketing Center user management interface.
 - b. Each Authorized User can create a PIN code providing extra security and quicker access to the application.
- 3.12. Provides offline access to Site and floor plan materials and guest card and quote creation when the device is not connected to the Internet.
 - a. After performing an initial sync, Site Owner can access content without being connected to the Internet.
 - b. Site Owner can open Guest Cards created on the device.
 - c. Site Owner can create new Guest Cards.
 - d. Site Owner can create new Quotes.
 - e. Provider does not guarantee access to YieldStar pricing when the device is offline.
- 4. CALIFORNIA CONSUMER PRIVACY ACT OF 2018 ("CCPA") DATA PROCESSING STATEMENT

This CCPA Data Processing Statement applies to "Personal Information" of a "Consumer" as those terms are defined under the CCPA (referred to hereafter as "Personal Data") that RealPage processes

in the course of providing services under the Product Center (“Services”) governed by the Agreement to Customer.

RealPage understands the terms in this CCPA Data Processing Statement and agrees to comply with them. The terms of this CCPA Data Processing Statement will prevail in connection with the purpose and scope of this CCPA Data Processing Statement over any conflicting terms in the Agreement.

- 4.1. Customer’s Role. The Customer is a for profit entity that determines the purpose and means of processing Personal Data. Customer will provide Personal Data to RealPage solely for the purpose of RealPage performing the Services.
- 4.2. RealPage’s Role. RealPage shall provide the Services and process any Personal Data in accordance with the Agreement. RealPage may not retain, use, or disclose Personal Data for any other purpose other than for providing the Services and in performance of the Agreement.
- 4.3. Data Processing, Transfers, and Sales. RealPage will process Personal Data only as necessary to perform the Services, and will not, under any circumstances, collect, use, retain, access, share, transfer, or otherwise process Personal Data for any purpose not related to providing such Services. RealPage will refrain from taking any action that would cause any transfers of Personal Data to or from RealPage to qualify as “selling personal information” as that term is defined under the CCPA.
- 4.4. Sub-Service Providers. Notwithstanding the restrictions in Section 2.3, Customer agrees that RealPage may engage other Service Providers (as defined under the CCPA), to assist in providing the Services to Customer (“Sub-Service Providers”). RealPage carries out appropriate due diligence on each Sub-Service Provider and the arrangement between RealPage and each Sub-Service Provider is governed by a written contract which includes terms substantially equivalent to those set out in this CCPA Data Processing Statement.
- 4.5. Security. RealPage will use commercially reasonable security procedures that are reasonably designed to maintain an industry-standard level of security, prevent unauthorized access to and/or disclosure of Personal Data.
- 4.6. Retention. RealPage will retain Personal Data in accordance with Customer instructions, the terms of the Agreement, or any applicable law(s), whichever requirement is controlling under the circumstances. At the termination of this CCPA Data Processing Statement, or upon Customer’s written request, RealPage will either destroy or return Personal Data to the Customer, unless legal obligations require storage of the Personal Data.
- 4.7. Assistance with Consumers’ Rights Requests. If RealPage, directly or indirectly, receives a request submitted by a Consumer to exercise a right it has under the CCPA in relation to that Consumer’s Personal Data, it will provide a copy of the request to the Customer. The Customer will be responsible for handling and communicating with Consumers in relation to such requests.
- 4.8. Enforceability. Any provision of this CCPA Data Processing Statement that is prohibited or unenforceable shall be ineffective to the extent of such prohibition or unenforceability without invalidating the remaining provisions hereof. The parties will attempt to agree upon a valid and enforceable provision that is a reasonable substitute and shall then incorporate such substitute provision into this CCPA Data Processing Statement.