

PRODUCT SPECIFICATIONS FOR LEASESTAR COMMUNITY SEARCH

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 COMMUNITY SEARCH

LEASESTAR COMMUNITY SEARCH Product Center offers Sites an online presence to allow prospective renters to search for Sites within the Manager/Site Owner portfolio. LeaseStar Community Search is a tool for a Site Owner who has prospective renters or investors visiting their corporate website. In order to implement and integrate LeaseStar Community Search within a corporate website or on a stand-alone website, Site Owner/Manager must also purchase the LeaseStar Community Search Design Product Center.

LeaseStar Community Search and Lease Star Community Search Design perform the following tasks for each Site:

- Permits Sites to have an online search page supporting a variety of search techniques.
- Dynamically updates Sites from the LeaseStar database as Site Owner’s Sites change.
- Supports a cross-selling strategy.
- Provides a one-time template design and creation.
- Allows for design and content management through the website admin.
- Provides compatibility with Site Owner’s LeaseStar Community Websites and non-LeaseStar websites.

3. DETAILED SPECIFICATIONS FOR LEASESTAR COMMUNITY SEARCH

This section outlines the major capabilities of LEASESTAR COMMUNITY SEARCH:

- 3.1. Permits Sites to have an online search page supporting a variety of search techniques.
 - a. Provides search page, allowing searches by:
 - (i) Type Ahead search with:
 1. City
 2. State
 3. ZIP Code
 4. Metro Areas specified by Site Owner (using tagging mechanism)
 5. Site Name
 - (ii) Bedrooms and bathrooms
 - (iii) Max rents
 - (iv) Pets allowed
 - (v) (Note: Filtering requires integration with Site Owner's property management system.)
 - b. Allows advanced filtering by:
 - (i) Bedrooms and bathrooms
 - (ii) Max rents
 - (iii) Pets allowed
 - (iv) (Note: Filtering requires integration with Site Owner's property management system.)
 - c. Provides Search Results widget featuring:
 - (i) Sites shown in a list-style display alongside an interactive map display.
 - (ii) A list view or map view as chosen by the prospective renter.
 - (iii) Continuous scrolling (in place of pagination) for large numbers of Sites.
 - (iv) A map with zoom in or out functionality.
 - (v) A map that allows the prospective renter to pan around.
- 3.2. Dynamically updates Sites from the LeaseStar database as Site Owner's Sites change.
 - a. Sites included in the search page are controlled through the LeaseStar database and can be enabled or disabled by Site Owner for inclusion in LeaseStar Community Search.
- 3.3. Supports a cross-selling strategy.
 - a. Enables Site Owner to market multiple Sites from a single web address.
 - b. Marketing campaigns can either start at the top search level, or go to a specific page with the same search parameters available (city and state, ZIP Code, and so on).

4. LEASESTAR COMMUNITY SEARCH DESIGN

- 4.1. Provides a one-time template design and creation.
 - a. Consists of *up to* two designed pages:
 - (i) main search page
 - (ii) search results page
 - b. Designs may include the following elements:
 - (i) main home page image or slide show
 - (ii) sub-header images
 - (iii) color scheme
 - (iv) page headings
 - (v) marketing call-outs
 - (vi) static "welcome" paragraph or content
 - (vii) footer with Manager's name, address, and contact information
 - (viii) corporate logo
 - (ix) navigation or links to corporate website or other domain

- c. Designs may be created from a new concept or customized to match Site Owner's or Manager's existing website design.
 - d. Designs support corporate or regional branding.
 - 4.2. Allows for content management through the website admin.
 - a. Site Owner may update content or images in the Community Search template in real time.
 - b. Site Owner may start marketing campaigns either at the top search level, or go to a specific page with the same search parameters available (city and state, ZIP Code, and so on).
 - 4.3. Provides compatibility with Site Owner's LeaseStar Community websites and non-LeaseStar websites.
 - a. Destination links can be to any Site website, allowing support for third party websites.
 - b. Site Owner may choose between Community Search – Direct Links to LeaseStar Community Websites or Community Search – Direct Links to Third-Party Websites.
5. 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.

- 5.1. 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.
- 5.2. 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.
- 5.3. 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.
- 5.4. 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.
- 5.5. 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.
- 5.6. 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.
- 5.7. 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.
- 5.8. 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.