

TERMS OF SERVICE FOR LANDLORDS

EasyFlat Inc. (DBA Nmbr)

Address: 345 E 76th St, New York, NY 10021, USA

Chief Executive Officer: Evgeny Pisarev

Effective Date: July 04, 2025

By using the services of EasyFlat Inc. (DBA Nmbr), you ("Landlord") agree to the following terms. Nmbr is a technology platform that facilitates rental transactions and related services. Nmbr is not a property manager, real estate broker, or insurance provider.

1. Definitions

1.1. **"Nmbr"** 1.1. "Nmbr" means EasyFlat Inc. (DBA Nmbr), a U.S.-based company providing a digital platform through <https://nmbr.homes> to facilitate residential rental transactions. Nmbr offers tools such as property listing, tenant screening, rent facilitation, and optional services like damage handling. Nmbr is not a property manager, real estate broker, or insurer, and does not assume responsibility for the management or condition of any Property.

1.2. **"Landlord"** refers to the individual or legal entity who owns a rental property and uses Nmbr's platform and services in connection with leasing it.

1.3. **"Tenant"** means a natural person seeking to rent a property listed on the Nmbr platform

1.4. **"Property"** refers to the real estate offered for rent by the Landlord through the Nmbr platform.

1.5. **"Services"** include all tools, technologies, and assistance provided by Nmbr, such as property listing, tenant screening, rent processing, optional damage handling, and related support.

2. Nmbr's Role and Responsibilities

2.1. Listing and Marketing

Nmbr will create and publish a listing of the Property on its platform and, when applicable, on partner platforms. Listings may include verified descriptions, professional photos, and 3D virtual.

2.2. Tenant Screening

Nmbr conducts tenant screening to help identify reliable and financially stable renters. This process may include:

- Identity verification via official documents;
- Employment and income checks;
- Credit and payment history review;
- Reference checks, when available.

Nmbr provides a scoring-based evaluation to assist the Landlord, but the final decision to rent remains with the Landlord.

2.3. Rent Payment Facilitation

Nmbr provides a digital interface that facilitates rental payments from Tenants to Landlords via third-party payment processors. Tenants submit payment details through the platform, and funds are transferred directly to the Landlord's designated account. Nmbr does not collect or hold rental payments.

Service fees, if applicable, are processed separately and paid to Nmbr.

In case of promotional advance payments (see Section 4.3), the first rental payments may be redirected to Nmbr as repayment.

2.4. Non-Payment Protection

Nmbr provides administrative support to help landlords receive rental payments on time. If a Tenant delays or fails to pay rent, Nmbr disburses the agreed monthly rent to the Landlord using its internal operational funds, for up to three (3) consecutive missed payments per lease.

This disbursement is made as a temporary advance and does not constitute insurance or a guaranteed payment. It remains in effect until the outstanding rent is recovered.

This protection applies only when the Tenant was sourced and verified by Nmbr. Payments are typically issued on the next banking day following the scheduled rent date.

Nmbr may work directly with the Tenant to recover unpaid rent. If recovery is not successful, Nmbr will inform the Landlord and may provide recommendations for further action. The Landlord remains responsible for pursuing any legal remedies if necessary.

2.5. Damage Coverage

In cases of verified property damage caused by a Tenant sourced and screened through Nmbr, the platform may cover repair costs up to \$20,000 per lease, provided that the security deposit is held by Nmbr and the damage is properly reported and documented within the required timeframe.

Any payout made under this clause constitutes a temporary advance from Nmbr's internal operational funds, intended to assist the Landlord promptly until reimbursement is recovered from the Tenant. This advance does not constitute insurance or a guaranteed payment.

2.6. Deposit Handling

Nmbr may collect and hold the security deposit on behalf of the Landlord. In this case, Nmbr may assist in resolving damage claims under Section 2.5. If the deposit is held directly by the Landlord, Nmbr bears no responsibility for damage handling and acts only as an optional communication facilitator.

2.7. Communication Support

Nmbr may assist in relaying important messages between the Landlord and Tenant but is not responsible for resolving legal or personal disputes between the parties.

3. Landlord Responsibilities

3.1. Accurate Property Information

The Landlord must provide accurate, complete, and up-to-date information about the Property, including its condition, amenities, rental terms, and any known defects or restrictions that may affect habitability or legal compliance.

3.2. Tenant Approval

Nmbr may present prospective Tenants who have been screened in accordance with Section 2.2. The Landlord

retains sole discretion to approve or reject any proposed Tenant based on the information provided. Nmbr is not liable for the Landlord's selection or rejection decisions.

3.3. Property Access

The Landlord agrees to grant Nmbr and its authorized partners reasonable access to the Property, upon prior notice, for purposes related to service delivery. This includes, but is not limited to, property photography, 3D scanning, inspection, or installation of optional equipment (e.g., smart locks or sensors).

3.4. Legal and Regulatory Compliance

The Landlord is solely responsible for ensuring that the Property and the rental arrangement comply with all applicable federal, state, and local laws, including but not limited to housing codes, licensing, registration, insurance, and tax reporting. Nmbr does not provide legal advice or assume responsibility for the Landlord's compliance obligations.

4. Fees and Payments

4.1. Service Fee

Nmbr charges a service fee equal to 5% of the agreed monthly rent, payable each month throughout the entire lease term.

This fee includes listing, tenant screening, contract facilitation, rent collection support, and ongoing landlord-tenant assistance.

4.2. Tenant Search Delay Compensation

If Nmbr fails to deliver a verified Tenant within the Estimated Rental Time specified in the offer, the Landlord will receive compensation equivalent to one day of rent for each day of delay beyond that timeframe.

This applies only if:

- The Landlord signs a lease with the first proposed Tenant, and
- The Landlord responds to all tenant applications within 24 hours of receiving them.

Tenant applications are delivered in real-time via the Nmbr platform and duplicated via SMS to the Landlord's registered phone number.

4.3. Promotional Advance Payment (Optional)

Nmbr may offer a one-month advance rent payment to new Landlords as part of a promotional campaign.

This advance is disbursed upon signing this Agreement and is fully offset by redirecting the first month's rent payment from the Tenant to Nmbr.

5. Limitations and Disclaimers

5.1. No Property Management Role

Nmbr is a technology platform and does not act as a property manager. The Landlord remains solely responsible for managing the Property, including but not limited to maintenance, repairs, tenant relations, and compliance with lease obligations.

5.2. No Insurance Provided

Nmbr does not offer insurance of any kind. Any services described as payment facilitation or damage coverage are optional operational benefits provided under the terms specified in this Agreement and do not constitute an insurance policy or guarantee.

5.3. Legal Compliance

The Landlord is solely responsible for ensuring compliance with all applicable local, state, and federal laws, including but not limited to landlord-tenant regulations, fair housing laws, licensing requirements, and tax obligations. Nmbr does not provide legal advice.

5.4. Platform Limitations

Nmbr is not liable for any direct or indirect losses arising from the use or inability to use its platform, including—but not limited to—delays, technical malfunctions, data inaccuracies, service interruptions, or third-party actions. While Nmbr strives to ensure platform stability and security, occasional outages or disruptions may occur.

5.5. Limitation of Liability

To the maximum extent permitted by law, Nmbr's total liability under this Agreement shall not exceed the total fees paid by the Landlord to Nmbr during the three (3) months preceding the event giving rise to the claim.

6. Termination

6.1. Term

This Agreement remains in effect until terminated by either party in accordance with the provisions below.

6.2. Termination by the Landlord

The Landlord may terminate this Agreement:

- If no verified tenant applications are received within 15 days after a property listing is published.
- By providing at least 30 days' notice before the end of an active lease signed through Nmbr.

6.3. Termination by Nmbr

Nmbr may terminate this Agreement:

- If no verified tenant applications are received within 15 days of publishing a listing.
- In case of violation of this Agreement or misuse of the platform by the Landlord.

6.4. Notice Requirements

All termination notices must be submitted via the Nmbr platform or sent to the registered email address. A notice is considered received upon acknowledgment or 48 hours after sending, whichever comes first. Notices must include the reason and intended termination date.

6.5. Automatic Renewal

If the Landlord does not provide notice at least 30 days before the end of the lease term, Nmbr will continue marketing the Property and sourcing a new Tenant under similar terms. The rental rate may be adjusted based on official inflation data for the jurisdiction in which the Property is located.

7. Governing Law and Dispute Resolution

7.1. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State of Delaware, USA.

7.2. Dispute Resolution

In the event of a dispute, the parties agree to first attempt resolution through good-faith mediation facilitated by Nmbr.

If the dispute cannot be resolved amicably, it shall be submitted to the exclusive jurisdiction of the courts located in the State of Delaware, USA.

7.3. Contact Address

Official correspondence may be directed to EasyFlat Inc., 345 E 76th St, New York, NY 10021, USA.

8. Modifications to the Agreement

8.1. Nmbr reserves the right to modify this Agreement at any time. The Landlord will be notified of material changes via email to the address provided in their account, at least 30 days before such changes take effect. Continued use of Nmbr's services after the notice period constitutes acceptance of the revised terms.

8.2. Modifications will not apply retroactively and will not affect lease agreements already executed between the Landlord and a Tenant prior to the effective date of the changes.

9. Privacy and Data Processing

9.1. Nmbr collects, uses, and stores personal data in accordance with applicable data protection laws and regulations.

9.2. Full details are provided in Nmbr's Privacy Policy, accessible at: <https://nmbr.homes/privacy-policy>.

9.3. By using Nmbr, the Landlord consents to the processing of their data as described in the Privacy Policy.
