



2711 N. Sepulveda Blvd #229 Manhattan Beach, CA 90266 www.jrealty.org

To: All prospective and newtenants

Effective Date: 29 October 2009

Policy: ManAutoPay

Subject: Mandatory AutoPay for your Monthly Payment

All new tenants must pay their monthly rent via automatic deductions, as agreed to on CAR Form LL, page 1, Item 3.D. 'Payment'.

Resident ("Lessee") AutoPay Agreement ("Agreement")

Complete, sign and date this Agreement and keep a copy for your records

1. Please attach to this Agreement a voided check from your designated checking account ("Account"), which Account will be debited monthly for lease payments in the amount stated in the lease agreement between you and your property manager/lessor ("Lessor").
2. Send this Agreement, along with the attached voided check, to JRealty.
Via fax it (888) 868-6156
Via mail: JRealty 2711 N Sepulveda Blvd #229, Manhattan Beach, CA 90266
3. It takes 72 business hours for transactions to process. Business days are Monday-Friday excluding banking holidays
4. You may cancel a transaction or all future transactions at any time up to 24 business hours prior to debit by notifying JRealty or PayLease. Notification includes via phone to PayLease or your property manager, e-mail to support@paylease.com, or fax to PayLease. Voice messages will not be accepted.
5. If you submit an e-mail address below, you will receive an e-mail notification prior to your debit day notifying you of your debit day and debit amount.

Fee Schedule:

- *E-Check: FREE
- *MasterCard/Discover: 3% of total Transaction
- *American Express: 4% of total Transaction
- *Visa: \$22.95

AutoPay Schedule:

Transaction Amount: \$ _____
 Debit Day of the Month: 1st
 Initial Debit (Month/Year): _____
 Final Debit: No End Date (or) _____

Property Information:

(Property that payment is being applied to):

Address	Unit	City	State	Zip
---------	------	------	-------	-----

Payment Information:

(Please fill out either the Credit Card Information on Page 1 or E-Check information on Page 2, but not both)

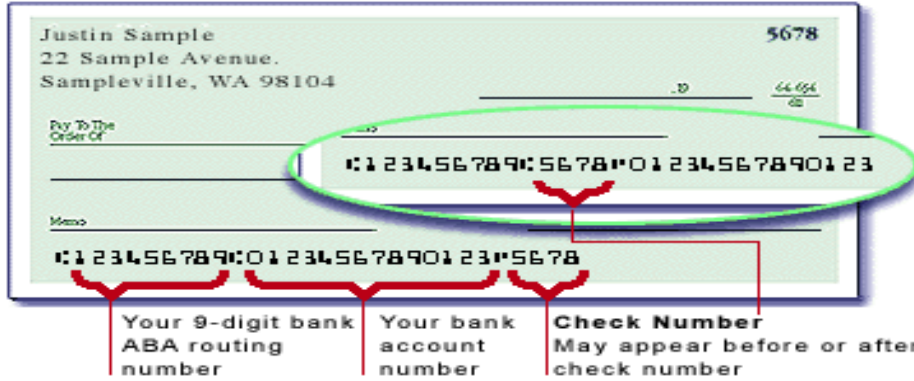
Credit Card Information: (MasterCard/Discover/American Express):

Card Number: _____
 Card Expiration Date: ___/___/20___ CVV2 Number ___ ___ ___
 First Name: _____ Last Name: _____
 Address: _____ City: _____
 State: _____ ZIP/Postal Code: _____

E-check Information:

Check One of the Following: New Enrollment Add or Change Checking Account

Company/Individual Name		Telephone #	E-mail Address	
Address		City	State	Zip
Bank Name	Routing Number (9 digits)		Checking Account #	



***Please attach a voided check to the check sample above**

I, the undersigned, authorize PayLease, on behalf of my Lessor, to debit my Account above every month this Agreement is in effect on the debit day stated above. In consideration of PayLease's performance of services hereunder, I acknowledge and agree to the following:

- I am the lessee occupying the premises at the address stated above. I certify that I have full authority to enter into this Agreement and that all necessary approvals have been obtained to enter into this Agreement.
- I will be assessed a fee of \$20.00 by PayLease, Inc. if my bank account has insufficient funds to cover my lease payment on the designated day of debit
- I authorize Paylease to debit my credit card OR checking account submitted above for the amount stated, on the day specified and for the duration of time specified. I waive the right to dispute any debits made by Paylease on these specified debit days unless in the event of fraudulent activity.
- I acknowledge that the origination of Automated Clearing House ("ACH") transactions to my Account must comply with all applicable state and federal laws.

LESSEE (Resident):

Print Name

Signature

Date