

PETRA AT LARKSPUR RENT INCREASE CAP TERMS AND CONDITIONS

Early Rewards Offer: Petra is presenting a limited-time offer from August 1, 2026, to February 28, 2027.

Offer: Households who sign a 24-month lease by February 28, 2027, and thereafter sign a renewal 12-month lease no later than the expiration date of their initial 24-month lease, will receive a rent increase no greater than 2% for the renewal 12-month lease. Households who sign a 12-month lease by February 28, 2027, and thereafter sign a renewal 12-month lease no later than the expiration date of their initial 12-month lease, will receive no rent increase for the renewal 12-month lease. Furthermore, when they sign another renewal no later than the expiration date of their second 12-month lease, will receive a rent increase no greater than 3% on their third 12-month lease. Additional rent items added by Resident (e.g., parking, garage, storage, pet rent) after the initial lease will be at the market rate then in effect and shall not constitute a rent increase.

Eligibility/Conditions. Resident household must meet all of the following requirements as a prerequisite to Petra signing a renewal lease reflecting the rent increase terms set forth herein:

- 1) Must be current in all charges (including, without limitation, rents, late fees, and utilities);
- 2) Must not be a party to an open eviction (Forcible Entry & Detainer) case;
- 3) Must not be a party to an open/ongoing Stipulated Agreement entered in an eviction (Forcible Entry & Detainer) case with Petra;
- 3) Must not be subject to a previously served non-curable termination notice;
- 4) Must not have given Petra a notice of intent to vacate; and
- 5) Must be residing in the rented unit.

Renewal offer will be made approximately 90 days prior to initial lease expiration date. Petra preserves the ability to delay any renewal offer, rescind any renewal offer, or decline to enter into a renewal lease for any lawful reason.

Additional Conditions. Offer is non-transferable.

Effective Date: August 1, 2026