

(III) THE SURETY BOND IS BEING PURCHASED TO PROTECT THE LANDLORD AGAINST LOSS DUE TO NONPAYMENT OF RENT, BREACH OF LEASE, OR DAMAGES CAUSED BY THE TENANT.

(IV) THE TENANT MAY BE REQUIRED TO REIMBURSE THE SURETY FOR AMOUNTS THE SURETY PAID TO THE LANDLORD:

~~(H)~~ (V) EVEN AFTER A TENANT PURCHASES A SURETY BOND, THE TENANT IS RESPONSIBLE FOR PAYMENT OF:

1. ALL UNPAID RENT;
2. DAMAGE DUE TO BREACH OF LEASE; AND
3. DAMAGE BY THE TENANT OR THE TENANT'S FAMILY, AGENTS, EMPLOYEES, GUESTS, OR INVITEES IN EXCESS OF ORDINARY WEAR AND TEAR TO THE LEASED PREMISES, COMMON AREAS, MAJOR APPLIANCES, OR FURNISHINGS OWNED BY THE LANDLORD;

~~(III) A TENANT HAS THE RIGHT TO RECEIVE A COPY OF THE SURETY BOND SIGNED BY THE SURETY AT THE TIME OF THE PURCHASE OF THE SURETY BOND; AND~~

(VI) THE TENANT HAS THE RIGHT TO PAY THE DAMAGES DIRECTLY TO THE LANDLORD OR REQUIRE THE LANDLORD TO USE THE TENANT'S SECURITY DEPOSIT, IF ANY, BEFORE THE LANDLORD MAKES A CLAIM AGAINST THE SURETY BOND; AND

~~(IV)~~ (VII) IF THE SURETY FAILS TO COMPLY WITH THE REQUIREMENTS OF THIS PARAGRAPH, THE SURETY FORFEITS THE RIGHT TO MAKE ANY CLAIM AGAINST THE TENANT UNDER THE SURETY BOND.

(5) (I) A TENANT WHO PURCHASES A SURETY BOND IN ACCORDANCE WITH THIS SECTION HAS THE RIGHT TO HAVE THE DWELLING UNIT INSPECTED BY THE LANDLORD IN THE TENANT'S PRESENCE FOR THE PURPOSE OF MAKING A WRITTEN LIST OF THE DAMAGES THAT EXIST AT THE COMMENCEMENT OF THE TENANCY, IF THE TENANT REQUESTS AN INSPECTION BY CERTIFIED MAIL WITHIN 15 DAYS OF THE TENANT'S OCCUPANCY.

(II) A TENANT WHO PROVIDES A SURETY BOND UNDER THIS SUBSECTION SHALL HAVE ALL THE RIGHTS PROVIDED UNDER SUBSECTION (F)(1)(II) THROUGH (V) OF THIS SECTION.

~~(III) THE SURETY OR LANDLORD SHALL DELIVER TO A TENANT HAS THE RIGHT TO RECEIVE A COPY OF THE SURETY BOND ANY AGREEMENTS OR DOCUMENTS SIGNED BY THE SURETY TENANT AT THE TIME OF THE TENANT'S PURCHASE OF THE SURETY BOND.~~

(IV) A TENANT SHALL BE ADVISED IN WRITING OF ALL OF THE TENANT'S RIGHTS UNDER THIS PARAGRAPH SUBSECTION PRIOR TO THE PURCHASE OF A SURETY BOND.