



**YARDI MATRIX AGREEMENT
BETWEEN
YARDI SYSTEMS, LLC ("YARDI") AND FLORIDA HOUSING FINANCE CORPORATION ("CLIENT", "YOU", AND "YOUR")**

Yardi Pin #: 100136300
Yardi Order #: 511870

Yardi Systems, LLC ("Yardi") thanks you for licensing Yardi Matrix and the products and services listed below. The latest version of the terms posted at resources.yardi.com/legal/matrix/subscriber-agreement (which will be updated from time to time and are incorporated here), together with this Yardi Matrix agreement, are the Terms of Use (or "TOU") that apply to you. Please review and confirm your order and indicate your acceptance of the TOU by signing below.

Annual Fees				
Description	Unit of Measure (UOM)	Count	\$/UOM	Annual Fee
Matrix RE Participant 10-Market Bundle (1 user)	each	1	\$15,000.00	\$15,000.00
Database Multi-Family				included
Matrix Additional Market	each	1	\$500.00	\$500.00
Matrix RE Participant Additional User	each	2	\$1,250.00	\$2,500.00
Matrix Expert	each	1	\$0.00	\$0.00
Total				\$18,000.00

One-Time Concessions	
Description	Concession
Total Strategic One-Time Concession	(\$2,500.00)

Total Fees Due	
Annual Fee	\$18,000.00
One-Time Concession	(\$2,500.00)
Sub-Total	\$15,500.00
Sales Tax	as applicable
Total Due	\$15,500.00

Additional Terms

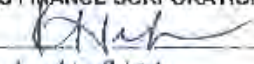
Payment Terms (excluding applicable taxes): 100% due upon execution.

Market(s) included: Fort Lauderdale, Jacksonville, Miami, North Central Florida, Orlando, Pensacola, Port St. Lucie, Southwest Florida Coast, Tallahassee, Tampa, West Palm Beach

CPI: Fees are subject to increase annually. Such increases will not exceed the percentage increase outlined by the U.S. Department of Labor (per the Bureau of Labor Statistics' Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W); U.S. City Average table) for the preceding year.

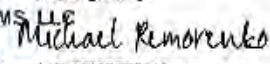
Client Billing Address: 227 N Bronough St, Ste 5000
Tallahassee, FL 32301

FLORIDA HOUSING FINANCE CORPORATION

By: 
Date: 6-16-2026
Print Name: Kirstin Helms
Title: Comptroller

DocuSigned by:

YARDI SYSTEMS, LLC

By: 
Date: 7/8/2026 12:13 PM PDT
Print Name: Michael Remorenko
Title: Senior Director

Appendix A Additional Terms

The following statutorily-required terms and conditions are hereby appended to the Yardi Matrix Terms, Version March 17, 2026 ("Yardi") with respect to Yardi Quote #511870.

1. Public Records

Files Subject to Florida's Public Records Law: Any file, report, record, document, paper, letter, or other material received, generated, maintained or sent by Yardi in connection with this Contract may be subject to the provisions of ss. 119.01-.15, F.S. (Florida's Public Records Law). Without waiving any of its legal or equitable rights, Yardi will comply with Florida's Public Records Law, to the extent Florida's Public Records Law is applicable to Yardi when providing Matrix Services under this Agreement.

Pursuant to s. 119.0701(2)(b), F.S., and without waiving any of its legal or equitable rights or objections Yardi may be required to comply with Florida's public record laws, specifically to:

a. Keep and maintain public records required by the public agency to perform the service.

b. Upon request from the public agency's custodian of public records, provide the public agency with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in this chapter or as otherwise provided by law.

c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the contractor does not transfer the records to the public agency.

d. Upon completion of the contract, transfer, at no cost, to the public agency all public records in possession of the contractor upon termination of the contract or keep and maintain public records required by the public agency to perform the service. If the contractor transfers all public records to the public agency upon completion of the contract, the contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the contractor keeps and maintains public records upon completion of the contract, the contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the public agency, upon request from the public agency's custodian of public records, in a format that is compatible with the information technology systems of the public agency.

Notwithstanding anything contained herein to the contrary, the provisions and requirements of this paragraph shall only apply if Yardi is acting on behalf of Florida Housing.

Without waiving any of its legal or equitable rights, Yardi understands and will comply with this subsection.

If Yardi has questions regarding the application of Chapter 119, Florida Statutes, to Yardi's duty to provide public records relating to this contract, contact the Corporation Clerk at:

**Corporation Clerk
227 N. Bronough Street, Suite 5000
Tallahassee, Florida 32301-1329
Phone: 850.488.4197
E-mail: Corporation.Clerk@floridahousing.org**

2. Yardi understands and agrees to cooperate with any audits conducted in accordance with the provisions set forth in Section 20.055(5), Fla. Stat.

3. Yardi understands and agrees to comply with the provisions of Section 448.095, Fla. Stat., to the extent that it is applicable.

4. Yardi attests, under penalty of perjury, that it does not meet any of the criteria in Section 287.138(2)(a) -- (c), Fla. Stat.

5. Yardi attests, under penalty of perjury, that it does not use coercion for labor or services as defined in Section 787.06, Fla. Stat.

6. Notwithstanding the terms of Section 6, Indemnification, Florida Housing agrees to indemnify Yardi to the extent allowable by law.

7. Notwithstanding the provisions of Section 11, General, the Parties agree that the agreement will be governed by, and construed in accordance with, the laws of the United States of America, the State of Florida.

8. Notwithstanding any modifications made pursuant to Section 12, Modifications, the terms contained within this Appendix shall remain in effect for the term of the Subscription Period.

There are no other changes to the remainder of the Agreement.

YARDI SYSTEMS, LLC

DocuSigned by:
By: Michael Remore
A8511049FC75416

Name, Title: Michael Remore, Senior Director

Date: 7/8/2026 | 2:13 PM PDT

FLORIDA HOUSING FINANCE
CORPORATION

By: [Signature]

Name, Title: Kirstin Helms, Controller

Date: 6.16.2026