



Plans	Tenant Placement Only	Full Service	Premium Service
Management Fee (Monthly Fee based on actual rents collected)		8%	10%
Leasing Fee (Based on first month's rent)	75%	50%	50%
Lease Renewal Fee		10%	10%

Tenant Placement			
Initial Property Review	☆	☆	☆
Price Analysis	☆	☆	☆
In-Person Property Showings	☆	☆	☆
Lox Box Service	☆	☆	☆
Online Marketing	☆	☆	☆
Marketing Photos	☆	\$250	\$150
Video Marketing (optional)	\$300	\$300	\$150
Tenant Screening	☆	☆	☆
Third Party Pet Screening	☆	☆	☆

Finances			
Rent Collection		☆	☆
Online Owner Portal		☆	☆
Monthly Statements		☆	☆
Year End Statements		☆	☆
1099 Provided		☆	☆

Tenant Management			
Tenant Move-in Orientation		☆	☆
Online Tenant Portal		☆	☆
60-Day Tenant Replacement Guaranty			☆
Utility Transfer Coordination			☆

Eviction Consulting		☆	☆
---------------------	--	---	---

Property Maintenance

Emergency Maintenance Line		☆	☆
Maintenance & Repair Coordination	10% for all projects	Free under \$500, 10% over \$500 (per project)	Free under \$2,000, 10% over \$2,000 (per project)
Home Warranty Maintenance Coordination		\$50	\$50
Move-in & Move-out Management		☆	☆
Move In / Out Inspection		\$150 W/Photos	With Photos
Quarterly Furnace Filter Delivery		☆	☆
Drive By Review			Quarterly
Bi-Annual Interior Inspection/Wellness Check			☆
Annual HVAC Service Coordination			☆
Gutter Cleaning Coordination			☆
Coordination of Pre Move-in Deep Clean		10%	☆
Initial and Annual Roof Inspection		☆	☆
Coordination of Annual Aeration/Fertilizer		10%	☆
Coordination of Sprinkler Blow Out / Turn On		10%	☆
Initial Sewer Scope Coordination		At current cost + 10%	At current cost + 10%

Eviction Guaranty

For an additional 25% Leasing Fee, Property Manager will pay for and manage the entire eviction process.	☆	☆	☆
--	---	---	---

Owner Guarantees

ACH Payments are deposited into owners account by 12th of each month		☆	☆
You only pay a management fee when rent is collected		☆	☆