



PROPERTY MANAGEMENT

Here is a breakdown of what we charge and the services we offer. Also attached is a sample management agreement for you to review.

- Our basic monthly management fee on occupied properties is 8% of monthly collected income. On unoccupied properties we do not collect the management fee.
- Our leasing fee is 50% of the first month's rent with a minimum fee of \$900. This fee includes tenant screening & placement and any marketing of the property. In addition, there is a \$300 referral fee to any referring broker. We do NOT charge a set up fee.
- We require a \$300.00 owner maintenance reserve which is held each month in your owner account. This is for any small repairs or incidentals that might come up.
- If we perform a recommended annual property evaluation, it is \$125.00.
- Our lease renewal fee is \$350.00.