



## Residential Property Management Basic Services & Fees

Leasing Fee:	75% of first months rent
(The Leasing fee includes any agent or relocation agency commissions that we pay for tenant referrals. The retainer portion of the Leasing fee is due when the agreement is signed, and is applied to the Lease fee when the property is rented.)	
Lease renewals	0% of first months rent
Monthly Management Fee	8.75% of monthly rent
Maintenance issues	\$Actual Cost + 10%
(We will notify you if any tenant requested repair is estimated to exceed \$250. We can also provide you with copies of subcontractor invoices)	
Monthly Base advertising Fee	\$99.00
(Only applies when the property is actively being advertised for lease.)	
Supplemental Newsprint advertising	\$Bulk Contract Rate
Additional Management Services	\$25 / hour
(If requested by Owner, and accepted by Property Manager. Rate is subject to change without prior notification)	

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### Owner Account Distributions:

Owners receive a detailed monthly statement on or about the 10<sup>th</sup> of each month. Automatic EFT distributions or debits are made monthly on or about the 15<sup>th</sup> of the month, subject to balance and distribution minimums.



Note: The above Services and Fees are subject to change. The REAL ESTATE PROPERTY MANAGEMENT SERVICE AGREEMENT shall contain the current service and fees in place at the time of the agreement.

Revised 03/01/2007 © 2007, 33<sup>rd</sup> Company, Inc.