



Residential Property Management Basic Services & Fees

Leasing Fee:	75% of 1st month's rent (The Leasing fee includes any agent or relocation agency commissions 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. It is non-refundable.)
Lease renewals (Free):	0% of monthly 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 upon request)
Monthly Base advertising Fee:	\$99.00 (Only applies when the property is actively being advertised for lease.)
Virtual Tours	\$Contract Rate (We can post a custom virtual tour on-line. Contact us for more information)
Additional Management Services:	\$25 / hour For additional services above and beyond normal Property Management Services. (i.e. meeting with insurance adjusters, etc. Rate is subject to change without prior notice and is for services above and beyond normal property management. May include new property make-ready surveys.)

Owner Account Distributions:

Owners receive a detailed monthly statement on or about the 10th of each month. Automatic ACH/EFT distributions are made monthly on or about the 15th 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 10/20/2010 © 2010, 33rd Company, Inc.