



LIVING ROOM

PROPERTY MANAGEMENT

2018 Menu of Leasing Services

Rental Assessment Report

\$0

Includes: A suggested rental range along with a list of comparable properties.

Set Up Fee

Vacant \$100 + \$50/unit
Occupied \$150/unit

Includes: Creating a digital file for your property, establish owner and tenant portal access. Photo report for all vacant units. Per unit costs only applied for multiple units.

Monthly Management Fee

| | |
|------------|------------|
| 1 Unit | 10% |
| 2-3 Units | 9% |
| 4-6 Units | 8% |
| 7-10 Units | 7% |
| 10 + Units | Negotiable |

Includes: Monthly Owner Statements, annual cash flow statement and 1099 collecting rents, processing invoices (HOA, Utilities, Landscaping, Maintenance) move out accounting, tenant notifications and tenant communications.

Placement Fee

Equal to 50% of 1 month's rent
Minimum of \$500
50% discount when the owner locates a tenant

Includes: Marketing photos, agent tours, signage, online advertising, tenant screening, lease negotiations, lease documents, move in inspection, collect and process security deposits and prorated rents. Discount applies when a tenant is located by the homeowner before marketing and tours have begun.

Inspection Report

\$95 each

Includes: Formated report filled with photos and notes pertaining to the interior and/or exterior of the property as requested by the homeowner. Typically requested annually, at move out, in the event of damage, upon completion of a major repair or upon report of suspicious activity.

On-Site Visit

\$65/hour

Includes: LRPM Team member presence to the property. Typically Requested to accompany a vendor, grant access for insurance/appraisal inspections or to accompany a homeowner for a personal inspection.

Lease Renewal

\$95 each

Includes: Renewal assessment, offer letter, full lease packet. This fee also applies when an existing teanant's lease is transfered from a 3rd party to LRPM.



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2018 Menu of Maintenance Services

Work Order Processing

\$0

General work order processing and scheduling is included in the monthly management fee. Zero mark ups!

In-House Maintenance Tech

\$65/hour

Includes: 1 tech. 1 hour minimum. Additional hours broken into quarters. General Maintenance and Handyman services only. Supplies not included.

Project Management/Bid Process

10% of total project cost

Minimum of \$150

Home Warranty Management: \$50/repair

Includes: Maintenance team to oversee or supervise a maintenance/construction project at the property for which the total estimated or actual expense for labor and materials exceeds \$2500 or requires multiple bids, vendors or home warranty providers.

Turnover Management

New Home Maintenance Onboarding

Property Sale Exit Prep

| Turnover Type (turnover is the process of making a home rent ready for the next tenant) | Lock Change | Number of Vendors Coordinated | Bids | Make Ready Inspection |
|--|-------------|-------------------------------|------|-----------------------|
| Owner Turn: \$95 | x | | | x |
| Level 1: \$150 | x | 1-4 | | x |
| Level 2: \$200 | x | 5-7 | | x |
| Level 3: \$300 | x | 8-10 | | x |
| Level 4: 10% of total project | x | 11+ | x | x |