

## 2019 TENANT PLACEMENT ONLY SERVICES MENU

Service	Includes	Fee
<b>RENTAL ASSESSMENT REPORT</b>	A rent report that outlines average rents along with a list of comparable properties and a suggested range for your property.	\$0
<b>NEW UNIT SET UP: VACANT UNIT</b>	Creating a digital file for your property. Establishing owner portal access. Providing blank lease/addendum templates. Photo inspection to capture pre-tenant conditions and suggested repairs/upgrades. Install of lock box or electric door lock. Up to 15 professional hi-res marketing photos .	\$399/Unit
<b>TENANT PLACEMENT</b>	Agent tours. Self-tour organization. Signage. Online advertising. Tenant screening. Agent accompanied move-in inspection with tenant. Collection of security deposits & prorated rents.	Equal to 50% of 1 month's rent. Minimum of \$750
<b>ON-SITE VISIT</b>	LRPM Team Member presence to the property. Typically requested to accompany a vendor, grant access for insurance/appraisal inspections. This service can also be used for owner requested courier services.	\$70/hour

## A LA CARTE MAINTENANCE SERVICES

Service	Includes	Fee
<b>MAINTENANCE TECH</b>	1 tech. 1 hour minimum. Additional hours broken into quarters. General Maintenance and Handyperson services only. Supplies not included.	\$70/hour
<b>PROPERTY REPORT</b>	Formatted report filled with photos and notes pertaining to the interior and/or exterior of the property. Typically requested annually, upon completion of a major repair or upon report of suspicious activity. Own	\$150 each

## TURNOVER MANAGEMENT

Turnover is the process of making a vacant home rent-ready for a new tenant.	Turnover Type	Vendors Coordinated	Bids	Make Ready Inspection	Fee
	<b>LEVEL 1</b>	1-4			x
<b>LEVEL 2</b>	5-7			x	\$300
<b>LEVEL 3</b>	8 +			x	\$400
<b>PROJECT MGMT</b>	Individual repairs \$2500 & over		x	x	15% of total project