



Property Management Offerings - Included Services & Pricing

Included Services	Core Trail	Sleeping Giant	Mount Werner	Seasonal and Mid-Term Rental
Monthly Management Fee	\$79 + 4.9% (of monthly rent)	\$79 + 6.9% (of monthly rent)	\$79 + 8.9% (of monthly rent)	\$79 + 25% (of monthly rent)
Leasing Fee	One Month's Rent	Only 50%	Just 40%	Only \$250
Lease Renewal Fee	\$500	\$250	No Charge	No Charge
Annual Market Rent Analysis	\$199	Annual	Bi-Annual	Annual
Property Marketing	✓	✓	✓	✓
Property Showings	✓	✓	✓	✓
Tenant Screening	✓	✓	✓	✓
Move-in Coordination	✓	✓	✓	✓
Rent Collection	✓	✓	✓	✓
Maintenance Coordination	✓	✓	✓	✓
Monthly Reporting	✓	✓	✓	✓
24/7 Emergency Response	✓	✓	✓	✓
Eviction Coordination	✓	✓	✓	✓
Inspections	\$99/insp.	✓	✓	✓



Photography and Video Walkthrough	X	✓	✓	✓
Bill Pay	X	X	✓	X
6-Month Tenant Guarantee	X	X	✓	X

Service Explanations

- **Leasing Fee:** Fee charged for placing a new tenant.
- **Lease Renewal Fee:** Fee charged upon annual lease renewal.
- **Annual Market Rent Analysis:** Annual analysis performed using comparable rental properties to determine the market value of the unit.
- **Property Marketing:** Promotional marketing efforts to publicize a vacancy.
- **Property Showings:** Property showings for potential tenants.
- **Tenant Screening:** Screening of all applicants, using financial, background, and reference checks to qualify would-be tenants.
- **Move-in Coordination:** Assistance & guidance for the move-in process of new tenants (Key exchange, initial inspection, etc.).
- **Rent Collection:** Monthly billing efforts, rent collection, and dispersing of collected funds.
- **Maintenance Coordination:** Repair efforts and coordination between tenants & maintenance team or outside vendors.
- **Monthly Reporting:** Monthly statements documenting a rental's income & expenses.
- **24/7 Emergency Response:** Response service for tenants in the event of a repair emergency or other urgent problems.
- **Eviction Coordination:** Processing of all tasks related to evicting a tenant in violation of their lease.
- **Inspections:** Regular visits to verify tenants are respecting the unit and no hidden problems exist behind the scenes.
- **Photography and Video Walkthrough:** Photos of the rental unit for marketing purposes.
- **Bill Pay:** Payment of all bills for the rental unit.
- **6-Month Tenant Guarantee:** Property manager guarantees that a new tenant will stay in the home for at least six months; should an unexpected departure occur, a new tenant will be found for no additional fee.