



## Property Management Offerings - Included Services & Pricing

| Included Services             | Core Trail                    | Sleeping Giant                | Mount Werner                  | Seasonal Rental              |
|-------------------------------|-------------------------------|-------------------------------|-------------------------------|------------------------------|
| <b>Monthly Management Fee</b> | \$79 + 4.9% (of monthly rent) | \$79 + 6.9% (of monthly rent) | \$79 + 8.9% (of monthly rent) | \$79 + 15% (of monthly rent) |
| Leasing Fee                   | One Month's Rent              | Only 50%                      | Just 40%                      | Only 50%                     |
| Lease Renewal Fee             | \$500                         | \$250                         | 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.