



**LCI Property Management**

Personalized Property Care, Tailored to Your Investment.

# *LCI Property Management*

Property Management Services



# Services we Offer for 8% of the Monthly Management

- Monthly Management Services: 8% of one month's rent
- Rent & security deposit collection and distribution
- Expense tracking
- Property accounting and reporting
- IRS 1099 processing
- HOA compliance
- Repair & maintenance review and coordination
- 24/7 maintenance availability, including weekends and holidays
- Move-in & Move-out inspections
- Final walkthrough upon move-out
- Quarterly property inspections
- Lease renewal inspections
- Utility account facilitation between tenants
- Resident & owner portals
- Regular market updates
- Annual property value reviews



LIFESTYLE CAPITAL INVESTMENTS, LLC  
— REAL ESTATE SERVICES —

# Rental Listings Services

- Fee – 1 Months Rent
- Photos
- MLS Listing Submission
- Applicant Screen and Background Check
- Fill out Contracts & Addendums
- Show Property
- Final Walk-through Inspections
- HOA Application & Approval follow up
- Marketing & Advertising



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REAL ESTATE SERVICES



# Benefits of using a Property Management Company

- Local Vendor/Contractor Relationships
- Familiar with Local Market Knowledge & Trends
- Established System's to Avoid Mistakes & Problems
- Help with Negotiations
- Timely Response to Communication
- Manage & Oversee Maintenance Requests
- Allows you to Spend Time with Your Family & Friends!



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# Service Fee Table

- Property Management
- Rental Listings
- Service Requests
- Sell Listings

Service	Fee	Description
Property Management	8% Monthly Rent	Routine Calls & Maintenance
Rental Listings	1 Mo Rent	Turn Over Rentals
Service Requests	American Home Shield	Warranty Pd by Owner/Svc Request by tenant
Sell Listings	4% Listing Fee	Full Listing Service



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# Fee for Service

- Lease Renewals - \$250.00
  - Amendments to Contracts - \$125.00
  - Service Calls - \$200.00
  - Mold Issues - \$300.00
  - Plumbing Issues - \$300.00
  - Ordering Appliances - \$150.00
  - Bank Errands - \$100.00
  - HOA Errands - \$100.00
  - Purchasing Errands - \$100.00
  - Attorney/Legal Collaboration - \$300.00
  - Courier Services - \$75.00
  - Project Management - \$500.00
  - Housing Authority Application - \$300.00
  - House Inspections - \$75.00 per visit
  - Lockbox Installation - \$125.00 L/B Included
  - Association Meetings/Calls \$25 Hour
  - Move-In/Move-Out Cleaning \$300.00
- For other services, call 1-800-580-0646



An ongoing Relationship with  
LCI Property Management  
Consultants

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