

Your Property Manager Comparison Guide

This guide is designed to help you confidently navigate the process of choosing the right property management partner. By comparing the key fees, services, and policies across different managers, you'll know exactly what questions to ask and avoid any hidden surprises. We've included our details alongside a blank space for other companies, so you can easily see how Right Direction Real Estate stands out. Let's get you pointed in the right direction!

ITEM	DESCRIPTION	US	THEM
Management Fee	At Right Direction Real Estate, we charge a simple flat monthly fee regardless of your property's size or rental income. We believe this straightforward approach is fair and transparent.	\$150/mo 1 st month free if we list for rent	
Set up / Onboarding Fee	We do not charge any setup or onboarding fees to add your property to our management services. With Right Direction Real Estate, you get started without any upfront costs.	\$0	
Management Fee During Vacancy	With Right Direction Real Estate, you won't pay any management fees while your property is vacant. We only charge once we've got a tenant in place, ensuring you're not out of pocket during those empty periods.	\$0	
Late Fee Distribution	We believe you shouldn't be penalized when a tenant pays late. At Right Direction Real Estate, we pass 100% of any late fees collected directly to you as the property owner. We don't keep a percentage of it ourselves.	0%	
Tenant Placement Fee	When it comes to finding a tenant, our standard fee is 8.34% of the total lease value, which essentially equals one month's rent on a 12-month lease. This covers our full tenant placement service from advertising to move-in.	8.34% of lease	
Routine Inspections Included	We include one full interior inspection every six months to ensure your property is well-maintained. Additionally, we conduct a drive-by inspection once a month as part of our standard management fee. This helps us keep an eye on the property's exterior condition regularly.	2 Interior year 12 exterior year	
Storm Preparedness and Post-Storm Inspections	In the event of a hurricane or major storm, Right Direction Real Estate ensures that your property is secured ahead of time. We include a pre-storm preparation check and, once the storm has passed, we conduct an interior inspection to assess any damage. This is included at no extra cost as part of our monthly management fee.	Before and After storm Checks \$0	
Lease Renewal Fees	At Right Direction Real Estate, we do not charge any additional fees for drawing up a lease renewal if your property is already under our management. Renewals are included as part of our standard service.	\$0	

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Cancellation or Termination Fees	At Right Direction Real Estate, we aim to keep things flexible. If your property is vacant, there's absolutely no cancellation fee. If your property is currently occupied, we simply require a 30-day notice and a \$150 cancellation fee. This way, we can ensure a smooth transition for you and your tenants.	\$0 while vacant 30day notice + \$150 if occupied	
Maintenance Coordination Fee	At Right Direction Real Estate, we do not charge any additional maintenance coordination fees or add any percentage on top of the vendor's charges. You only pay exactly what the vendor charges for the work done—no hidden markups or coordination fees from us.	0%	
Eviction Process Fees	In the unfortunate event that an eviction becomes necessary, Right Direction Real Estate does not charge any additional fees for handling the eviction process. While there will be standard county filing fees, court costs, or attorney fees that apply, we do not add any extra charges of our own. You only pay the direct legal expenses involved.	\$0	
Rent Guarantee Policy	We stand by the tenants we place. With Right Direction Real Estate's Rent Guarantee policy, if a tenant we've placed breaks their lease early—say they leave after six months on a 12-month lease—we will reduce our commission on the next tenant placement. For example, if they left halfway through, we'll cut our commission by half on re-leasing. If they stayed three-quarters of the term, we'll reduce the commission proportionally (e.g., by a quarter). The shorter the stay, the more we discount the next leasing fee. If the tenant completes the full lease term, no reduction is needed. This is our way of sharing the risk and giving you extra peace of mind.	Yes	

What Sets Right Direction Real Estate Apart?

At Right Direction Real Estate, we don't just dabble in rentals—rentals are the heart of what we do. While we are a full-service agency that can handle sales, our primary focus and deep expertise lie in the rental market. We specialize in connecting owners with quality renters, managing properties both long-term and short-term, and handling every detail of the rental process.

What sets us apart is that we're deeply embedded in this community's rental ecosystem. We have strong connections with local organizations—from the New York Mets' spring training operations to local hospitals, hotels, tourism boards, and the sports commission. These relationships give us unique insight and access that other agencies simply don't have.

In short, rentals aren't just a sideline for us—they're our specialty and our passion. By choosing Right Direction, you're partnering with a team that lives and breathes the rental market every day.