

Features	MKE Management	Our Competition
ALIGNED INTERESTS FEE STRUCTURE:		
If property is vacant no managements fees are due	X	?
If tenant is not paying rent, no management fees are due	X	?
Prorated warranty on leasing or renewal fees paid	X	?
Our staff are paid bonuses for renting houses more quickly, getting vacant houses made rent ready quickly, renewing leases, closing work orders promptly, answering over 90% of our calls live, keeping delinquent rents low, and more. The better they do for the Owner, the better they do for themselves.	X	?
Late Fees – if scheduled payment to Owner is delayed, Owner gets the late fee paid by the tenant.	X	?
No penalty or fee for terminating the management agreement	X	?
No charge for coordinating work orders/maintenance	X	?
Any pet fees or forfeited pet deposits go to the Owner	X	?

No fees for preparing 1099s or annual reports	X	?
NO FEE FOR CONNECTING UTILITIES	X	?
FULLY INSURED:	X	?
General Liability (\$1,000,000)	X	?
Additional Liability Umbrella (\$2,000,000)	X	?
Workers Compensation	X	?
Professional Liability (E&O to \$1,000,000)	X	?
Employee Theft (Protect your funds in the Trust Acct)	X	?
Cyber Crime \$1,000,000 (Protect against your loss from identity theft caused by hackers)	X	?
DISCOUNTS AVAILABLE:	X	?
Discounts for properties that rent for more than \$2000/month	X	?
Discounts for owners with multiple properties	X	?

Discounts for owners with \$2000 repair limit (reduces Broker's time coordinating repairs)	X	?
Discounts for owners paid on 23rd of month (rather than 15th)	X	?
Discounts for owners paid electronically (rather than checks)	X	?
Discounted sales commission if Owner sells thru Broker	X	?
OWNER MAY USE OWNER'S CONTRACTORS OR MAKE THE REPAIR THEMSELVES	X	?
OWNER SETS REPAIR LIMIT (NO SET AMOUNT)	X	?
EXPERIENCE:		
How many years have you been managing property?	Since 2004	?
Do you own any rental houses?	Yes	?
Expertise:		
Working relationship with city inspectors	X	?
Landlord Training Certification	X	?

First hand knowledge and working relationship with section 8	X	?
Spanish Speaking agents	X	?