



FEE STRUCTURE

- I. Our monthly service fee is based on a percentage of the monthly rent. The fee is 10% of the monthly rent collected. You will receive a monthly invoice with this deduction outlined for you. This will include the rent collection and monthly dealings with your tenants alleviating you from the day-to-day operations of your investment.
- II. If the property is to become vacant, we charge a finder's fee of 50% of one month's rent to place new tenants. The move-in process will include all advertising, property viewings, screening of tenants, putting a lease in place, a detailed incoming inspection, and making sure all move-in procedures are followed. If the tenant vacates within the first 3-month period, the finder's fee is then waived for placement of the next tenant.
- III. Detailed property inspections will be completed when a tenant moves in, moves out, and midway through their lease term. If you wish to have additional inspections completed throughout their tenancy a \$75 fee per additional inspection will apply.
- IV. Our maintenance/repair cost is \$55.00/hour for service calls to your property. This would occur from complaints from tenants (i.e. leaking faucet). If upon inspection the repair cost is estimated to exceed \$500.00, we would first seek your authorization before completing the needed work. If the concern is considered a life necessity by the Residential Tenancies Act, we would be required to complete the work and bill accordingly. You will still be notified in detail of all repairs and requests.

Lease Only

We can also get you started with your own tenant if all you require is assistance in the finding and selecting process. For a finder's fee of 75% of one month's rent we will follow the same move in process as outlined above. With this option there is no monthly service fee as you would deal directly with the tenants we place going forward; after their move in date.

Please feel free to contact us at any time with questions regarding our fee structure!!

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