

UPGRADING YOUR SERVICES

We pride ourselves on offering an affordable management solution, without sacrificing services.

The majority of our clients appreciate the hand-off approach; however some owners prefer a more hands – on management style/ fully engaged experience. For those clients, we offer an upgrade.

For industry average fees, our expanded services offer daily responses to calls and emails during business hours, texts to the business line (no personal texts), increases inspection services billed hourly, and an additional admin fee per invoice to accommodate for more in – depth reports that do not automatically populate to the owner portal, expanded portal access (must complete an addendum)

Required will be a limited Power of Attorney on file. This is required to start any contract services such as pest control, or trash collection. Also covered would be the ability to speak to utility companies to verify landlord / tenant reversions, shut off notices, etc.

Clients may request this upgrade or it may be suggested by the management company.

Fee structure for 2022-2023 as follows:

Leasing fee	\$ First month rent with a minimum of \$ 1000
Monthly fees	\$ 120 per door plus \$ 4.47 software fee per door. NO section 8
Lease Renewals	\$ 225
Service Calls	\$ 125 per hour, including drive time. This includes inspections, verifying contractors work, meeting the owners at a property.
Limited P.O.A	\$ 695 or pay directly
Magistrate hearings	\$ 125 per hour plus attorney's fee
Invoice admin fees	\$ 10 per invoice to cover additional reporting not normally uploaded to portal
Early termination fee	\$ 495 with 60 days to end of services. \$ Rent will be escrowed for final invoices.
Locks	\$ all locks must be touchpad with programmable codes. NO EXCEPTIONS
Dispersal	\$ END OF MONTH ONLY NO EXCEPTIONS