



Long Term Rental Fee Structure

Our approach to pricing: We want to be fair to you, and to us. We have carefully determined each fee, considering several factors such as - average time spent, difficulty level, and fairness to our owners.

Item:	Fee (\$ or %):	Notes:
Management Fee	Single family = 8% Duplex - Quadplex = 7% Multifamily = 6+%	Multifamily to be determined on a case by case basis.
Project Quotes	\$250 minimum	For projects estimated to cost more than \$1,000. Fee, if greater than \$250, to be determined on a case by case basis as related to the nature of the project.
Hourly Rate	\$55 / hour	Included in cases such as, but not limited to: maintenance or cleaning performed by Thompson and Clifford.
Capital Improvements	10%	Of final invoice fee for said capital improvement.
Onboarding	\$100 minimum	Fee, if greater than \$100, to be determined on a case by case basis subject to property condition and age.
Tenant Placement	25% (minimum of \$750) of first month rent.	
Tenant Transfer	\$50 / occupied unit	If the property is currently occupied at onboarding, Thompson and Clifford will charge \$50 / occupied unit to transfer all data.



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Recovery of Expenses	Billed at cost.	
Termination Fee	\$1,000	The termination fee is applied to all aspects of data transfer, both digital and physical.
Additional Available Services	\$250	This includes, but is not limited to: appliance delivery, waiting for repair persons, meeting with appraisers, meeting with contractors/obtaining bids.
Home Warranty Services	\$75	For properties with home warranty contracts only.
Lease Renewal	Same tenant: \$100 New Tenant: \$200	
Bill Pay	\$10 / bill	For any bills to be paid by Thompson and Clifford.
Death and Divorce	\$500	Upon death or divorce which affects property ownership, deposits, and more.
Owner-requested Services	\$125 / hour	Including but not limited to: Security deposit disputes, attorney correspondence, representation at court hearings, depositions, HOA and Condo Association meetings.
Turnover Inspection	\$195	
Vacancy	\$75	This relates to the management fee. If a property is vacant but available for rent, Thompson and Clifford will collect \$75 / vacant month.
Defamation	\$10,000	
Photography	\$200 / unit	Applicable only when owner



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		requests original photography files.
Videography	\$125 / video	Applicable only when owner requests original videography.
Key mailing	\$35	Only applicable when required to mail back keys/garage openers/the like at the end of the contract.