

Property Management Offerings



Service	Client Rate	Payment per Service	Description
Initiation Fee	N/A	\$250.00	Profile Set-Up, Data Input
Monthly Management Fee	5-12%	8-15%	We work hard, so you don't have to.
Tenant Placement	One Month Rent	One Month Rent + 5%	Get the perfect tenant for your property.
Move-In Inspection	Included	\$200.00	Property Condition Report w Tenant Signature
Move-Out Inspection	Included	\$200.00	Property Condition Report w Tenant Signature
Seasonal Inspection	\$250.00	\$300.00	Property Condition Report w Suggested Maintenance
Vacant Unit Visit	\$250.00	\$300.00	Let's check in and make sure everything is ok...
Access:Trades,Services	\$150.00	\$250.00	On time every time. Let's get our contractors set up.
Lease Screening	Included	\$150.00	Credit Report Review, Lease Application Review, Reference/Employment Checks, Meet the Tenant etc.
Utility Transfer	Included	\$150.00	Transfer Utilities to Tenant
Lease Renewal	Included	\$150.00	Smooth Sailing is the Best Sailing.
Scheduled Rental Increases	Included	\$300.00	Apply Allowable Rent Increases to Tenant
Monthly /Quarterly/Annual Operations Reporting	Included	\$200/report	Unaudited Income-Expense Reporting

Property Value Assessment	\$50-250	\$300.00	Have a Comparative Market Analysis Completed by a REALTOR®
Revenue Optimization	\$400.00	\$650.00	Learn About Potential Revenue Streams
On-site Consultation	\$250.00	\$300.00	Property Walk Through w Landlord
Photography	At Cost	\$50.00	Listing with confidence requires clear and flattering property photos.
On-Site Management	15.00%	18.00%	Have a Wolfe Den Representative On-Site While Trades are Working
Renovation Management	18.00%	20.00%	We Manage a Renovation for You. Start to Finish
Property Condition Report	\$250.00	\$350.00	Designed for Unscheduled Check Ups: Weather Events, Accidents, Etc.
Scheduling Maintenance/Repair	Included	Cost + 10%	Scheduling Trades/Contractors
Advertising Plan(s)	8.00%	10.00%	Let's get your property seen!
Tenant Dispute Management	Incl.	\$250.00	Tenants won't get along? Let us help!
Bill Payment & Management	Included	Included	Regular payments for property maintenance and other recurring bills.
Contractor Initialization	Included	\$150.00	Initiation Fee for New Contractor(s)/Service(s)
Phone Consultation	Included	\$75/hour	You have questions, we have answers. (Regular Business Hours: 9-5pm E.S.T)