

Fair & Transparent Pricing With No Hidden Fees

*A Real Estate Investor's most expensive mistake could be...
hiring a cheap property manager*

	Full Service Management & Leasing	Industry Averages
Leasing Fee	50% of one month's rent. Due at lease signing	From 50% of one month's rent & charged up front
Monthly Management Fee	From 8% Only charged when we suceessfully collect rent	Flat Fee up to 15% always charged, even when rent is not actually paid
PROPERTY MARKETING		
Custom Rental Analysis for each property managed	✓	✓
Rent-Ready Project Management (From rehab to final cleaning ensuring legal standards are met)	10% coordination fee	✓
High Quality Property Photos	✓	✓
Premium Marketing Package	\$200	
Multi-point Applicant Screening Process	✓	
Pet Screening	✓	
Lease Preparation & Signing	✓	✓
Move-in / Move-out Condition Documentation	✓	✓
Utility Transfer into resident's name	✓	
FULL SERVICE PROPERTY MANAGEMENT		
Maintenance Coordination & Management We only work with pre-approved vendors that meet our standards	✓	✓
Lease Enforcement & Compliance	10% coordination fee	✓
Annual Property Inspection (We check for lease violations and preventative maintenance needs)	✓	
Eviction Services (Oversee the process including providing legal notice to residents)	✓	✓
Lease Renewal Process (Market Analysis, negotiation & retention)	\$200	
HOA Administration (We coordinate all HOA communication)	✓	
Security Deposit Return & Disposition (Coordinate withholding necessary repair funds in compliance w/ NJ Law)	✓	✓
Vacancy Management (Complete oversight & periodic inspections during property vacancy)	✓	✓
FINANCIAL REPORTING		
Rent Collection	✓	✓
Bill Pay	✓	✓
Secure Online Portal	✓	✓
Monthly Reporting	✓	✓
ACH Owner Payment We direct Deposit into your account	✓	
Year End Tax Reporting We provide 1099 Tax documents & any others you may require	✓	
GUARANTEES		
Tenant Placement Guarantee If a tenant breaks a lease within the 1st 12 months We will re-lease the property at no charge.	✓	
Rent Deposit Guarantee We know you want your money fast... So we direct deposit your rent into your account by mid-month.	✓	
Management Fee Guarantee We only get paid if rent is collected.	✓	
Leasing Fee Guarantee You don't pay a leasing fee until we have: A signed lease AND payment received by the tenant.	✓	
Single Contact Guarantee With Your Executive Property Manager. Guaranteed responses within 24 business hours.	✓	
30 Day Contract Guarantee No long term contracts, termination fees or penalties.	✓	