



Property Management Pricing Guide

Residential rental properties in Maryland | Effective January 1, 2025

Clear, market-based service tiers for owners who want professional oversight, clean reporting, and reliable execution.

Service Tier	Tier 1 - Full-Service Management	Tier 2 - Limited Management
Management Fee	10% of monthly gross rent Minimum fee: \$250/month	5% of monthly gross rent Minimum fee: \$150/month
Best Fit	<ul style="list-style-type: none"> • Owners seeking full oversight • Tenant, maintenance, and HOA coordination included 	<ul style="list-style-type: none"> • Owners wanting administrative support only • Ideal when operations are owner-directed
Includes	<ul style="list-style-type: none"> • Rent collection and delinquency follow-up • Lease enforcement and tenant communication • Maintenance coordination and vendor scheduling • Emergency response coordination • Monthly financial statements and year-end summaries • One annual property inspection • Basic HOA coordination 	<ul style="list-style-type: none"> • Rent collection and deposit processing • Monthly financial statements • Basic tenant communication • Recordkeeping and bookkeeping support • Coordination of owner-directed maintenance

Additional Services & Separate Fees

Tenant placement	50% - 100% of one month's rent
Lease renewal	\$250 - \$350
Additional inspection	\$100 - \$150
Capital project oversight (> \$1,000)	10% of project cost
Eviction coordination	\$300 plus legal costs
Custom services / exceptions	Quoted as needed

Note: Pricing reflects standardized third-party residential property management rates. Distressed assets, complex portfolios, legal matters, or unusually high service volume may require a custom quote.

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