



PROPERTY MANAGEMENT FEE BRAKEDOWN

Initial Mgt. Fee \$300.00 (\$250.00- Military Discount) Re-leasing/Renewal \$75.00

- Listing Placed on MLS & Broker Web site
- Web site built for property
- Listing placed on Housing Referral Network (Trulia, Zillow, Realtro.com, Facebook, etc...)
- Manager Inventory Walk-Thru Documentation
- Digital Pictures placed on CD (Average of 300 pictures)
- Aggressive tenant screening
- Ensuring Texas Property Code Compliance

Estimated Locksmith Fees (dependant on number of doors) \$100-\$450

- Keyless deadbolts installed
- Peepholes installed
- Smoke alarm tested
- Sliding door lock
- Re-Key all doors

Tenant's Agent Fee \$350 – One Month's Rent

- Agent that brings tenant for lease: Dependent on specific & current market conditions

Monthly Management fee: 10% of rent (8% of rent 1st year for Military Discount)

- 24 hour response
- Monthly & yearly reports

Cleaning Fees: \$100-\$450 (Depending on Square footage)

- Get property ready (relatively clean but vacant home) \$150.00-\$250.00
- Property left in an unsatisfactory conditions \$250.00-\$450.00

Annual Inspections: \$75

Monthly Drive-By Photo: \$5



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