

4 Star Property Management

Property

Management

Fees:

I try to be very competitive with my pricing and want my owners to feel that they are receiving what they should for their money. Below is a list of the charges and the procedures I do to help my owners:

* Management Fees are 10% of the monthly rent.
* Lease Commission is 75% of first full month’s rent.
* When an owner has multiple properties (more than 3) under our management the fees are 8% and 65% of first month’s rent.
* Owner will need to deposit $400.00 with broker at commencement of management contract in order for broker to maintain the property during the initial vacancy period.
* If the property is vacant or owner occupied upon initial term of listing owner will maintain active utilities of water, electricity and gas in their name and be responsible for payment of such bills until a tenant is procured.
* $25 per month vacancy fee.
* Owner proceeds are disbursed on the 15th of each month.
* Make sure the property is up to code for leasing
* Screen all applicants (including criminal)
* Take care of maintenance
* Handle all collection of rents and deposits
* Make sure rents are paid timely and file evictions if necessary

I look forward to managing your rental property and I am here to make this as easy for you as possible. Please feel free to contact me with any questions that you might have.

Cindy Hoover, RMP, ABR

Broker/Owner

817-925-0342

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