

LONG TERM RENTALS PROPERTY MANAGEMENT PRICING



	VALUE	FULL SERVICE	ELITE
MONTHLY PRICE	\$69 + 4.9% (OF MONTHLY RENT)	\$69 + 6.9% (OF MONTHLY RENT)	\$69 + 8.9% (OF MONTHLY RENT)
Leasing Fee	One Month's Rent	70% of One Month's Rent	50% of One Month's Rent
Lease Renewal Fee	\$499	\$249	\$99
INCLUDED SERVICES			
Professional Photos + Interactive Floor Plans	✓	✓	✓
Tenant Screening	✓	✓	✓
Texas REALTORS Lease and Addendums	✓	✓	✓
Move-in Coordination	✓	✓	✓
Move-out/Security Deposit Coordination	✓	✓	✓
Annual Market Rent Analysis	✓	✓	✓
Accounting & Monthly Reporting	✓	✓	✓
24/7 Tenant Portal Access	✓	✓	✓
24/7 Owner Portal Access	✓	✓	✓
Rent Collection	✓	✓	✓
Resident Benefits Package (*)	✓	✓	✓
Maintenance Coordination	✓	✓	✓
24/7 Emergency Response	✓	✓	✓
Bilingual Customer Service	✓	✓	✓
6 Month Tenant Guarantee	✗	✓	✓
Eviction Coordination	✗	✓	✓
In-House Inspections	✗	1 x year	2 x year
Dedicated Account Manager	✗	✗	✓
Preventative Maintenance Program (**)	✗	✗	✓
Bill Pay Services	✗	✗	✓

* Resident Benefit Package: A tenant-paid benefits package that gives homeowners peace of mind. It includes HVAC filter delivery, pest control, renters insurance, pre move-in utilities transfer, and rewards for on-time rent payments.

** Preventative Maintenance Program:

Season	Tasks
Winter (Nov, Dec, Jan)	1. Replace HVAC Filter & visual inspection. 2. Inspect/install faucet cover
Spring (Feb, March, April)	1. Clean gutters (below 12 ft only). 2. Inspect all window screens
Summer (May, June, July)	1. Replace HVAC Filter & visual inspection. 2. Inspect/clean dryer vent exterior cap
Fall (Augst, Sept, Oct)	1. Clean gutters (below 12 ft only). 2. Check door and window seals