OWNER FEE SCHEDULE

Property Management & Additional Services | Transparent pricing reference for property owners

MANAGEMENT & LEASING FEES

Fee / Charge	Amount / Basis
Monthly Management Fee	Basic: $99/month | Premium: $139/month
Account Setup	$99 one-time per unit
Maintenance Reserve	$250 reserve per unit
Tenant Placement / Leasing Fee	100% of one full month's rent
Other Broker / Leasing Commission	25%–50% of leasing fee, or as authorized
Lease Renewal / Extension Fee	$249 per renewal or extension
Housing Choice Service Fee	$249 per lease
Prepay & Save	10% off management fees when prepaid

VOLUME PRICING

Units	BASIC	PREMIUM
1–4	$99/mo.	$139/mo.
5–9	$89/mo.	$124/mo.
10+	$79/mo.	$109/mo.

** Discount pricing cannot be combined with any other offers**

MAINTENANCE & PROPERTY SERVICES

Fee / Charge	Amount / Basis
Home Warranty Repair Management	$50 per occurrence | Included with Premium
Contractor Access / Out-of-Scope Services / Additional Inspection	$75 per occurrence
Repairs, Rekey, Make-Ready & Property Services	Actual vendor cost – cleaning, lawn, pest, utilities & other services
Utility Connection / Coordination	$50 per connection + $10/month per utility, when selected

LEGAL, INSURANCE & SALE SERVICES

Fee / Charge	Amount / Basis
Insurance Non-Compliance	$30/month + applicable insurance reimbursement
Insurance Claim / Casualty Coordination	$75 per hour
Eviction Administration	$299 admin fee
County Court / Constable / Writ Costs	Actual cost + $75/hr.
Attorney / Legal Costs / Legal Proceeding	Actual cost, as applicable
Sale Coordination	$75 per occurrence

TERMINATION & OTHER CHARGES

Fee / Charge	Amount / Basis
Cancellation / Termination	$0 fee; earned and outstanding amounts remain due
Off-Boarding Service	$49 one-time
Funds Received After Termination	50% retained for post-termination processing; balance to Owner
Major Project / Renovation Coordination	As agreed based on project scope

EXPENSE REIMBURSEMENTS & OTHER OWNER COSTS

Fee / Charge	Amount / Basis
Administrative / Communication	Actual cost - copies, mail/delivery, long-distance/fax and notary
Marketing / Property / Travel	Actual cost – marketing, access & travel expenses
Vendor / Property Obligations	Actual cost – HOA, utilities & authorized expenses

Repair Authorization: $250 per single repair/maintenance item unless otherwise agreed. **Other Potential Costs:** When applicable, Owner may be responsible for mediation, collection/attorney costs and authorized property contracts/services.

PREMIUM PLAN BENEFITS

Tenant Placement Guarantee	Up to 6 months
Pet Damage Guarantee	Up to $1,500
Eviction Protection	Simple uncontested eviction
Property Inspections	2 per year

IMPORTANT: This schedule is a consolidated reference and does not replace or modify the executed Residential Leasing and Property Management Agreement or other signed agreements. Charges apply only when applicable, incurred, selected, authorized, or otherwise permitted by the agreement and applicable law. Property-specific selections and amounts may vary.