



Leasing Only Service Detail

85% Of 1 Month's Rent - One Time Fee - Includes Services Listed Below

NO File Set-Up Fee ▪ NO Recurring Management Fee

Service	Description
File Set Up Fee (None)	This covers all of the initial set up of a property management file with our company which includes administrative paperwork, banking, regulatory materials, initial property inspection and report for file, as well as professionally maintained account ledgers and history for each property.
Leasing Fee (85% of 1 Month's rent)	For each week that your property sits vacant, you lose 2% of your ANNUAL rental income! Signing a new lease with a great tenant and avoiding any downtime is a huge benefit to the property owners that we work with. The leasing fee covers the cost of marketing the property, including signage, Multiple Listing Service (MLS) placement and various internet services as well as the cost of paying our agent as well as any outside agents who bring a tenant through a "fee" service such as the MLS. Additionally, the leasing fee covers the negotiations and drafting of the most up to date and landlord friendly lease available, customized for your specific County & City!
Professional Advertising with video	Our professional experience in tenant acquisition makes our advertisements stand out from the crowd, which helps us find great tenants faster!
Marketing to Over 150 Websites & MLS	Our technology allows us to market your rental property directly to prospective renters online. The results can be measured, monitored, and adjusted for maximum effectiveness, keeping your vacancy rate low. We also advertise on fee based services such as the MLS, where we will pay co-operating brokers and agents a fee to help us find a place a highly qualified tenant for your property.
Open House & On Demand Showing via Rently	An Open House is a long-standing tradition that has proven more effective at attracting potential tenants than online marketing alone. Before each open house, the yard and patios are cleaned, all the clutter is removed, and other items such as potted flowers will be used to improve the property appearance, if necessary. During the open house, we will point out the advantages of the property and its selling points to potential tenants, as well as get to know the potential tenants in order to recommend the most suitable tenant for your property. Additionally, we will utilize our advanced "On Demand" showing technology, whereby interested parties can view the unit at a time convenient to them.
Prospective Tenant Credit Check	It is extremely important to use a proven and reliable tenant screening service to check a prospective tenant's credit history, credit score, social security number, judgments, collections, previous landlords, previous address history, employment and possible identity fraud issues. A comprehensive credit check is expensive. However, due diligence can significantly lower the risk of bounced checks, late payments, evictions and damage to your property.
Prospective Tenant Background Check	A proper background check takes time and money; however, it can make choosing the right tenant easier, safer and more profitable. We check tenant criminal records, do a 50-state eviction search, check the sex offender registry, and look for bankruptcy filings and outstanding liens.
Move-In Property Inspection with video	Our Move-In Inspection checklist covers the status of every room in great detail, from floors and ceilings, to windows, to doors and cabinets, to the overall cleanliness of the unit. In addition, we take HD video to use as evidence of property condition at move in and will upload this file to a secure YouTube link for the property owner. The owner can then reference the written report and video to determine any charges that will be deducted from the tenant's security deposit at move out.
Rent Collection, Financial Statements, Annual Property Review, 24/7 Maintenance Emergency Hotline & Tenant Eviction Management	Not included with Leasing Only services.