

	Leasing Only Package <small>(Does NOT include property mgmt.)</small> 85% Of 1 Month's Rent Details	Premium Package 7% Gross Monthly Rent Details	Total Care Package 10% Gross Monthly Rent Details
File Set-Up Fee	\$0	\$0	\$0
Leasing Fee	85% of 1 Month's Rent	3% of Gross Yearly Lease	NONE!
Lease Renewal Fee	N/A	1%	NONE!
Professional Advertising with Video	Yes!	Yes!	Yes!
Direct Marketing to Over 150 Websites & MLS	Yes!	Yes!	Yes!
Open House & On-demand showing	Yes, with licensed agent!	Yes, with licensed agent!	Yes, with licensed agent!
Prospective Tenant Credit Check	Yes!	Yes!	Yes!
Prospective Tenant Background Check	Yes!	Yes!	Yes!
Move In/Move Out Property Inspection with video	Move In Only	Yes!	Yes!
Rent Collection	No	Yes!	Yes!
Direct Deposit of Rent by 10 th of each month	No	Yes!	Yes!
Monthly Financial Statements via email	No	Yes!	Yes!
24/7 Maintenance Emergency Hotline	No	Yes!	Yes!
Annual Property Review	No	\$175.00	\$0.00
Tenant Eviction Management/ Protection Plan	No	Billed Hourly	Eviction Protection Plan included!
100% Satisfaction Guarantee	N/A	Yes!	Yes!

Frequently Asked Questions regarding management packages

Q: Which package is best for me?

A: If you are a "do it yourself" type of person and don't mind getting your hands dirty or answering emergency maintenance phone calls at 3am, the **LEASING ONLY PACKAGE** maybe right for you! The LEASING ONLY PACKAGE offers you the advantage of professional tenant placement and screening with the most up to date and landlord friendly lease available in your area at a cost that is easy to live with.

If you prefer to let our professionals handle all of the dirty work, including move in/move out inspections, annual reviews, 24/7 emergency maintenance response, then the **PREMIUM PACKAGE** might be perfect for you!

And finally, if you're the type that prefers the added peace of mind of services such as no cost eviction protection, video and written move in/move out inspections, no charge annual property reviews, 24/7 emergency response and no leasing commissions, then the **TOTAL CARE PACKAGE** might be the one for you!

Q: What is "self-showing" technology?

A: "Self-showing" technology allows interested parties to view the unit at pre-set times after passing a security and identification verification procedure. This works best for empty properties in high traffic areas.

Q: What services are included for the leasing commission?

A: The lease commission covers all services and costs related to marketing your property for lease. This includes professional photography, showing service, listing your home on the local Multiple Listing Service (MLS), screening tenants and preparing all lease agreement paperwork.

Q: I've seen "cheaper" fees advertised, isn't that better for me as an owner?

A: We know that there are our companies out there who charge less than we do. However, the reason they are forced to do this is because they cannot compete with our award winning levels of service! So yes, you end up with a discounted fee, but only because you get a much lower quality level of service (which usually ends up costing you more in the end due to lower quality tenants and less overall experience in the industry).

The difference between an experienced company at an 8% fee VS. A Less experienced company at a 5% fee is less than \$3.00 per day! See for yourself:

\$3K monthly rent x 8% mgmt. fee = \$240/Per month

\$3K monthly rent x 5% mgmt. fee = \$150/Per month

\$240 - \$150 = \$90/ 30 days = \$3.00 Per Day difference (or less than the price of 1 cup of coffee)!

We have been in this industry long enough to realize that you cannot have both quality service and low fees!!

Q: What is your hourly handyman rate?

A: The hourly rate for our in-house handyman is only \$65.00/per hour. Compare this to someone you might find in the yellow pages or on craigslist who will charge between \$85- \$100/Per hour (or more)!

Five Star Property Management

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