

## Pick the plan that is right for you!

	Bronze Leasing Only	Silver Management and Leasing	Gold Management and Leasing
<b>Leasing</b>			
24/7 leasing telephone line	included	included	included
24/7 online showing scheduler	included	included	included
Video tour	included	included	included
Professionally edited wide angle photos	included	included	included
Advertising on over 35 rental listing sites including Craigslist	included	included	included
Extended hours lockbox showing management and insurance	included	included	included
Application processing and scoring	included	included	included
The expert and proven One Focus PM lease and addenda	included	included	included
Renter's insurance compliance management	X	included	included
<b>Tenant Accounting</b>			
Online tenant portal for payments, documents, work orders and communications	X	included	included
Accept credit card payments from tenants without expense to you	X	included	included
Move out accounting and security deposit settlement statements	X	included	included
Lease enforcement up to and including eviction	X	included	included
Collections management	X	included	included
Onboard in place tenants	X	included	included
<b>Landlord Accounting</b>			
Online owner portal for payments, documents, reporting	X	included	included
Monthly financial statements	X	included	included
Annual financial reporting and 1099 preparation	X	included	included
ACH owner payments (Payment by 6th of the month for proceeds of the month prior)	X	included	included
Utility Management(including turning utilities on and off, paying invoices and billing back to tenants)	X	included	included
Payables Management (Property Taxes, Property Insurance, HOA Fees, Mortgage Payments)	X	X	included
Laundry coin collection and deposit	X	X	included
<b>Lease Enforcement</b>			
Annual preventive maintenance survey of occupied unit w/ pictures	X	included	included
Eviction Management	X	included	included
Video recorded move in and move out inspections	X	included	included
Tenant dispute management	X	included	included
<b>Lease compliance management</b>			
<b>Maintenance Coordination</b>			
24/7 Emergency maintenance answering service and access to on call technicians	X	included	included
Access to in house rental property maintenance technicians	X	included	included
City/Municipality License Management	X	X	included
Lawn/Snow Maintenance Coordination	X	X	included
Monthly Common Area Maintenance Coordination	X	X	included
<b>Assurance packages</b>			
Cancel anytime with 30 days notice	X	included	included
Pet Damage Gaurantee	X	X	included
Eviction Protection Gaurantee	X	X	included
Tenant Damage Gaurantee	X	X	included
Rent Guarantee	X	X	included
Lease Break Guarantee	X	X	included
<b>Management Fee</b>	10% of lease value	9-11% Based on portfolio size and condition	11.5-13.5% Based on portfolio size and condition