



"Rental Leasing and Management Services"

	Leasing Only	Full-Service Property Management	Premium Service Property Management
Upfront Pricing - No Hidden Fees	100% of full month's rent	\$99 Per Month	\$225 a month
		Add \$40 each additional unit in same building	Add \$85 each additional unit in same building
	Minimum \$1,000	Multi-property discounts available	Multi-property discounts available
New Tenant Placement/Leasing Fee (25% discount if Owner shows)	100% of full month's rent	100% of full month's rent	100% of full month's rent

PROFESSIONAL LEASING SYSTEM

Professional Rental Price Analysis	Included	Included	Included
Tenant Convenient Showing Scheduling System	Included	Included	Included
Extensive Advertising on websites	Included	Included	Included
Quality Property Photos	Included	Included	Included
Marketing Video Walk-Through Tours	\$125	Included	Included
Comprehensive Tenant Screening with 30- Step Screening Process	Included	Included	Included
Pet screening on all new tenants with cats or dogs	Included	Included	Included
Comprehensive Owner Updates	Included	Included	Included
Lease Preparation with Fast Digital Lease signing	Included	Included	Included
24/7 Leasing Line Service	Included	Included	Included
Detailed Tenant Move-In Evaluation with Video Documentation		\$95	Included
Tenant Guarantee for life of Tenant		Included	Included
Rental Registration required by the County		Included	Included
29 Point Final Move-In evaluation		Part of Move-In Evaluation	Included

PROFESSIONAL MANAGEMENT

Initial Property Set Up		\$250 If currently Tenant Occupied	Included
Initial Property Evaluation and Benefit Analysis		Included	Included
Dedicated Property Manager		Included	Included
Collect rent faster with online payment options		Included	Included
Up to Date Online Financials, Invoices & Reports		Included	Included
Electronic Deposits of rent proceeds		Included	Included
Maintenance and Repair Coordination/Oversite		10% of cost	10% of cost
Utility Coordination		Included	Included

Full-Time Accounting Staff		Included	Included
Convenient Online Portal Access		Included	Included
24/7 Emergency Hotline		Included	Included
Property Turnover		Included	Included
Enhanced Owner Portal		Included	Included
Monthly and End of the Year Financial Reports		Included	Included
End of the Year State Require Tenant CRP form processing		Included	Included
Tenant Required Tenant Liability Insurance Administration		Included	Included
Furnace Filter Delivery Service For Your Tenant		Included	Included
Annual Heating System Check and CO testing		\$110	Included

OUR GUARANTEES

Pet Damage Guarantee up to \$1000 per pet		Included	Included
90 Day Money Back Guarantee		Included	Included
30 Day Lease Up Guarantee		Included	Included
100% Happiness Guarantee		Included	Included
Cancellation Guarantee		Included	Included
Easy to Switch Guarantee		Included	Included

SUREVESTOR'S LANDLORD PROTECTION INSURANCE Smart Insurance for the Rental Home Investor "Rent With Confidence"

Tenant Malicious Damage \$50,000	Not Available	Optional	Included
Up to 8 weeks rent paid if tenant skips	Not Available	Optional	Included
Up to 10 weeks rent paid if tenant is evicted	Not Available	Optional	Included
Up to 12 weeks rent paid if tenant passes away	Not Available	Optional	Included
Service Animal Damage Coverage up to \$1000	Not Available	Optional	Included
Theft or Damage Due to Theft Covered up to \$25,000	Not Available	Optional	Included
Eviction filing fee, Eviction defense cost up to \$7000	Not Available	Optional	Included
Rekey Locks in Event Listed (up to \$300)	Not Available	Optional	Included

NO HIDDEN FEES

Lease Renewal Fee	N/A	25% of one month's rent	Included
Annual Property Evaluation w/Pictures Included	N/A	\$85 each	Included
Annual Tenant Gift Card Program	N/A	\$50	Included

OPTIONAL SERVICES

- If your objective is to sell the property, we can joint venture with you and all our fees are **FREE**. We simply arrive at the price you would net if you listed and sold the property right now. We lease and manage the property for no charge and help to sell the property when you are ready. We split the gain over and above the established net sales price.
- If your main objective is to sell the home fast, call us for details. We don't list and sell your home like traditional Realtors; we can buy your home for the same price you would net by selling it through a Realtor - However, we can close fast; and close on the date of your choice.
- We can lease option the house for you or lease option it from you. If we lease option the house from you, we become your tenant with the option to buy. Never worry about vacancy or maintenance again. We arrive at a purchase price and rent amount. It gives you the ability to in effect sell your home and still take advantage of depreciation and interest right off all without the monthly cost of management.
- We can also lease option (Rent to Own) your home for you and handle the entire management until the property closes. This means that we will find a tenant/buyer, put them in the home and manage the home while we get the tenant qualified to purchase the home. This can take just a couple months up to several years. However, you have someone paying your mortgage for you; and the property can appreciate the longer it takes. Our fee is 6% of the sales price to handle the whole thing plus our regular management costs noted above. You can even have us market your house for rent and lease option at the same time and see which one happens first. After the first 30 days, normal maintenance will be the responsibility of the tenant/buyer.