

Property Management Options

Full Property Management Services

- Leasing your home with a fee of 50% of the first full month's rent
- Monthly management fee of 10%
- Late fees always go 100% to Homeowner
- Current GAR *Lease for Residential Property* for property (approximately 25 pages)
- Provide a bi-annual walk through of home with Tenant
- Provide Move-In/Out Evaluation report
- Direct deposit of Rent Payments to Homeowner
- Online access to monthly reports of income and maintenance expenses
- Property input into MLS to be accessed by all local Realtors
- Advertising on multiple websites
- On site agent to show your home daily
- Air filter changes 10 times annually
- Exterior evaluation of property maintenance 10 times annually
- Itemized list of any upkeep or maintenance done on your home monthly and annually
- 1099 provided at year end for tax purposes
- No lease renewal fee for staying Tenants
- Dispossessory / Eviction services provided if a Tenant doesn't pay

Homeowner Leasing Service

- Leasing of your home with a fee of 100% of the first full month's rent
- Property input into MLS to be accessed by all local Realtors
- Current GAR *Lease for Residential Property* on your property (approximately 25 pages)
- On site agent to show your home daily
- Provide a Move-In Evaluation report
- Lease will then be turned over to you for collection of rent and your own managing
- No other fees incurred
- 1099 provided at year end for your tax purposes

*With all options, Carole Paul Realty offers newspaper advertisement at the Homeowners' expense. Carole Paul Realty will prepare the advertisement, and Homeowners will be billed for the cost.