

RESIDENTIAL PROPERTY MANAGEMENT

1. MANAGEMENT FEES

Our management fee is based on monthly rental income, and ranges from 5% for the Pro package, to 8.3% for Pro Plus. Typically, equal to the monthly rent divided by 12.

Management fees depend on the following factors:

- the type of property: condominium, duplex, triplex, single family
- the gross rent (the higher the rent the lower the percentage)
- the number of properties we manage for you

2. RENTED PROPERTY OPERATING COSTS AS REQUIRED

- plumbing, electrical & mechanical
- roofing
- appliance repairs
- maintenance, repairs, painting & cleaning
- lawn care / snow removal
- animals & vermin
- change locks

2.1. Other

- Paralegal fee for evictions: \$500, plus \$190 payable to Landlord and Tenant Board;
- Any Rental Tribunal court actions, adjournments, sheriff fees and outside contracted fees
- Project management: projects over \$250 a surcharge of 10% is added to the total cost

3. VACANT PROPERTY LEASING

The cost to fill a vacancy is the industry standard of one months rent, and includes:



- advertising, signage, listings, and classifieds
- showing the space
- applications, credit reports, and leases
- first and last months rent payment and deposit
- tenant interviews, verifying references and identity
- provide keys, welcome letters and building notices
- street parking letters, Hydro client letters, etc.

WHAT YOU GET



Rent collection deposited to your bank account

24/7 emergency availability

Handling of repairs and planned maintenance

Tenant management, enforcement and communication

Rent warranty: ½ price tenant replacement

Move in/out inspections: photos and reports

ONLINE PORTAL

The Portal has been designed to provide owners and tenants with tools to stay informed.

OWNER: ACCOUNTING

- real-time financial detailed records
- vacancies/occupancy
- work orders
- purchase orders
- statements
- invoices

TENANT: COMMUNITY MANAGEMENT

- maintenance request concierge
- notices and announcements via email
- community bulletin board & classifieds
- recurring tasks
- locker room storage
- bike storage
- move in/out project management
- monthly parking
- visitor parking
- document library
- amenity bookings
- GPS action tracker
- tenant complaints
- incident reports

PRICING

We offer three levels of service, suited to your needs. See Services at a Glance.

1. Leasing - rent your property, fast: 1 months rent
2. Pro - the most cost-effective residential property management service available: 5%
3. Pro Plus - no hassle, no worries, we do it all: 8.3%