



MORAN PROPERTY MANAGEMENT  
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## MANAGEMENT SERVICES FEE SCHEDULE

**MANAGEMENT FEES:** Each month Owner will pay Broker 10% of the gross monthly rents collected that month.

**LEASING FEES:** Each time the property is leased to a new tenant, Owner will pay Broker a leasing fee equal to 60% of one full month's rent to be paid under the lease.

**RENEWAL OR EXTENSION FEES:** Each time a tenant in the property renews or extends a lease, Owner will pay Broker a renewal or extension fee equal to \$250. The renewal or extension fees under Paragraph 11C of your lease contract are earned and payable at the time the renewal or extension is effective. For the purposes of this paragraph, a new lease for the same property with the same tenant occupying the property, is an extension or renewal. Paragraph 11C does not apply to month-to-month renewals or month-to-month extensions.

**SERVICE FEES:** Each time Broker arranges for the property to be repaired, maintained, redecorated or altered as permitted by the management agreement, Owner will pay Broker a service fee equal to 5% of the total cost of each repair, maintenance, redecoration or alteration.

## PROFESSIONAL MANAGEMENT SERVICES

**MARKETING/ADVERTISING** FREE advertising of Rental Property through REMAX.com, REALTOR.com, Zillow.com, HotPads.com, Rent.com, MLS, MoranPM.com and more!

**COMPREHENSIVE MARKETING & LEASING STRATEGY** to fill vacancies quickly.

**SHOWING OF RENTAL PROPERTY** to prospective tenants.

**EXTENSIVE TENANT SCREENING SERVICE/REFERENCE CHECK** including criminal background, credit history, rental history, and employment.

**ROUTINE INTERIOR & EXTERIOR PROPERTY INSPECTIONS** occupied and move-out inspections.

**COLLECTION & RETENTION OF SECURITY DEPOSITS** in Trust Accounts.

**DIRECT DEPOSIT FOR OWNERS & ONLINE TENANT PAYMENT PORTAL** for convenience.

**ONLINE OWNER ACCESS** to financial ledgers and account reporting.

**OWNER IRS FORM 1099** preparation and delivery.

**24 HOUR** Maintenance Requests and Emergency Repairs.

**EVICITION** and Writ of Possession Services.

**RISK MITIGATION** Policies and Procedures.

**COLLECTION SERVICES** for delinquent accounts.