

MANAGEMENT PLANS | SERVICES | FEES



UNFURNISHED

FURNISHED

LEASE ONLY

WHO

WHAT

WHERE

WHEN

WHY

HOW

ACCOUNTABLE. COMMITTED. EXPERIENCED.

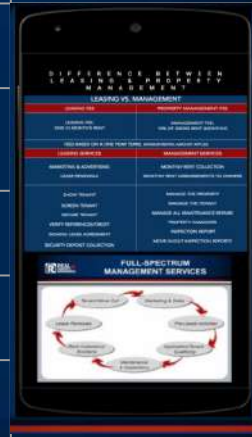
UNFURNISHED	FURNISHED	LEASE ONLY
<p>LEASING FEE</p> <ul style="list-style-type: none"> ❑ 1 Month's Rent + GST ❑ Each New Tenant 12 Month Term ❑ Minimum Fee Applies <p>MANAGEMENT FEE</p> <ul style="list-style-type: none"> ❑ 10% of Gross Rent + GST ❑ Monthly Fee ❑ Minimum Monthly Applies 	<p>LEASING MANAGEMENT FEE</p> <ul style="list-style-type: none"> ❑ One Fee Combined Leasing Management ❑ 19% of Gross Rent + GST ❑ Monthly Fee ❑ Minimum Monthly Applies <p><u>SHORTER TERMS</u> LESS THAN ONE YEAR Monthly Management Fee equal to 19% of gross rents collection</p> <p><u>ONE YEAR TERMS</u> Leasing Fee of 1 Month's Rent with a minimum of \$700 plus a monthly Management Fee equal to 10% of gross rents collection</p>	<p>LEASE ONLY FEE</p> <ul style="list-style-type: none"> ❑ 1 Month's Rent + GST ❑ Minimum Fee Applies \$1500 + GST <div data-bbox="1090 629 1490 987">  <p>LEASE ONLY SERVICE WE FIND & SECURE THE TENANT YOU MANAGE YOURSELF</p> <p>LEASE ONLY</p> <p><small>MARKET EXPERTISE: Market expertise & knowledge with market rental rates; and knowledge of Tenant & Landlord legislation.</small></p> <p><small>MINIMAL VACANCY RATES: Professional networking and marketing attract the right tenants much quicker with our national franchise advertising network.</small></p> <p><small>STRICT TENANT SCREEN: Expertise and experience with track record of quality tenants.</small></p> <p>LEASING FEE ONE (1) MONTH'S RENT</p> <p>LEASE ONLY MANAGEMENT PLAN LEASE ONLY MANAGEMENT AGREEMENT</p> </div>
<ul style="list-style-type: none"> ✓ Marketing ✓ Showings ✓ Credit Reference Check ✓ Signing lease agreement ✓ Security deposit collection ✓ Monthly rent collection ✓ Move in inspection 	<ul style="list-style-type: none"> ✓ Marketing ✓ Showings ✓ Credit Reference Check ✓ Signing lease agreement ✓ Security deposit collection ✓ Monthly rent collection ✓ Move in inspection 	<ul style="list-style-type: none"> ✓ Marketing ✓ Showings ✓ Credit Reference Check
<p>Maintenance</p> <ul style="list-style-type: none"> ✓ Monthly Rent Disbursement ✓ Manage Coordinate ✓ Repairs upon Owner approval ✓ Lease renewals ✓ Manage Tenants ✓ Move-In Move-Out 	<ul style="list-style-type: none"> ✓ Monthly Rent Disbursement ✓ Manage Maintenance ✓ Repairs upon Owner approval ✓ Lease renewals ✓ Manage Tenants ✓ Move-In Move-Out 	<ul style="list-style-type: none"> ✓ Signing lease agreement ✓ Security deposit collection ✓ Move in inspection ✓ 1st month's rent collection



UNFURNISHED	FURNISHED	LEASE ONLY		
<p style="text-align: center;">LEASING FEE</p> <ul style="list-style-type: none"> <input type="checkbox"/> 1 Month's Rent + GST <input type="checkbox"/> Each New Tenant 12 Month Term <input type="checkbox"/> Minimum Fee Applies <p>MANAGEMENT FEE</p> <ul style="list-style-type: none"> <input type="checkbox"/> 10% of Gross Rent + GST <input type="checkbox"/> Monthly Fee <input type="checkbox"/> Minimum Monthly Applies 	<p style="text-align: center;">LEASING MANAGEMENT FEE</p> <ul style="list-style-type: none"> <input type="checkbox"/> One Fee Combined Leasing Management <input type="checkbox"/> 19% of Gross Rent + GST <input type="checkbox"/> Monthly Fee <input type="checkbox"/> Minimum Monthly Applies <p><u>SHORTER TERMS</u> LESS THAN ONE YEAR Monthly Management Fee equal to 19% of gross rents collection</p> <p><u>ONE YEAR TERMS</u> Leasing Fee of 1 Month's Rent with a minimum of \$700 plus a monthly Management Fee equal to 10% of gross rents collection</p>	<p style="text-align: center;">LEASE ONLY FEE</p> <ul style="list-style-type: none"> <input type="checkbox"/> 1 Month's Rent + GST <input type="checkbox"/> Minimum Fee Applies \$1500 + GST <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p style="text-align: center;">LEASE ONLY SERVICE WE FIND & SECURE THE TENANT YOU MANAGE YOURSELF</p> <p style="text-align: center; background-color: #e91e63; color: white; padding: 2px;">LEASE ONLY</p> <p><small>MARKET EXPERTISE: Market expertise & knowledge with market rental rates; and knowledge of Tenant & Landlord legislation.</small></p> <p><small>MINIMAL VACANCY RATES: Professional networking and marketing attract the right tenants much quicker with our national franchise advertising network.</small></p> <p><small>STRICT TENANT SCREEN: Expertise and experience with track record of quality tenants.</small></p> <p style="text-align: center; background-color: #e91e63; color: white; padding: 2px;">LEASING FEE ONE (1) MONTH'S RENT</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="border: 1px solid black; padding: 2px; text-align: center;"><small>LEASE ONLY MANAGEMENT PLAN</small></td> <td style="border: 1px solid black; padding: 2px; text-align: center;"><small>LEASE ONLY MANAGEMENT AGREEMENT</small></td> </tr> </table> </div>	<small>LEASE ONLY MANAGEMENT PLAN</small>	<small>LEASE ONLY MANAGEMENT AGREEMENT</small>
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MANAGEMENT PLANS | COMPARISON

SERVICES	UNFURNISHED	FURNISHED	LEASE ONLY
<input type="checkbox"/> LEASING MARKETING	✓	✓	✓
<input type="checkbox"/> TENANT QUALIFYING TENANT SCREENING	✓	✓	✓
<input type="checkbox"/> PROPERTY VIEWING	✓	✓	✓
<input type="checkbox"/> TENANT DUE DILIGENCE CREDIT REFERENCE EMPLOYMENT	✓	✓	✓
<input type="checkbox"/> LEASE EXECUTION	✓	✓	✓
<input type="checkbox"/> SECURITY DAMAGE DEPOSIT COLLECTION	✓	✓	✓
<input type="checkbox"/> MONTHLY RENT COLLECTION	✓	✓	✓
<input type="checkbox"/> MONTHLY RENT DISBURSEMENT	✓	✓	✓
<input type="checkbox"/> MOVE -IN INSPECTION	✓	✓	✓
<input type="checkbox"/> MOVE-OUT INSPECTION	✓	✓	✓
<input type="checkbox"/> MAINTENANCE MANAGEMENT SUBJECT TO OWNER APPROVAL	✓	✓	
<input type="checkbox"/> TENANT MANAGEMENT	✓	✓	
<input type="checkbox"/> LEASE RENEWALS	✓	✓	
<input type="checkbox"/> REPLENISH INVENTORY SUPPLIES		✓	



MANAGEMENT PLANS UNFURNISHED VS. FURNISHED

UNFURNISHED RENTAL PLAN 1 Month Leasing Fee + 10% Management Fee

RPM Services

- ✓ Marketing & Leasing
- ✓ Move-In/Out Inspections
- ✓ Rent collection
- ✓ Maintenance Coordination
- ✓ Online Portal Access
- ✓ 24/7 Emergency Response
- ✓ Bookkeeping & Property Accounting
- ✓ Year-End Income / Expense Reports

FEES BASED ON A ONE YEAR TERM).
MINIMUM RENTAL AMOUNT APPLIES

FURNISHED RENTAL PLAN No Leasing Fee + 19% Management Fee

RPM Services

- ✓ Marketing & Leasing
- ✓ Move-In/Out Inspections
- ✓ Rent collection
- ✓ Maintenance Coordination
- ✓ Online Portal Access
- ✓ 24/7 Emergency Response
- ✓ Bookkeeping & Property Accounting
- ✓ Year-End Income / Expense Reports

plus

- ✓ Move-In/Out Cleaning Service
- ✓ Replenish Supplies at Cost

Unfurnished leases are typically 1 year.

10% of monthly gross rent

Monthly report and monthly payout

Unfurnished Tenants can often start with with 6 months or one year terms and end up renewing and staying longer term. Some of our short-term Tenants have been with us for as long as two years.

Long Terms tenants are preferred for owners who want stability.

Fully furnished short-term leases based on the demand of professionals coming into Calgary for undetermined length of stays (Most under 1 year lease term)

- ❑ 19% of monthly gross rent
- ❑ Laundry linens and towels after each move out
- ❑ Monthly report and monthly payout
- ❑ Restocking all supplies as needed with receipts and update to owners

Fully Furnished Tenants can often start with terms as short as month-to-month, 3 or 6 months and continue month-to-month. Some of our short-term Tenants have been with us for as long as two years.

Short Terms are ideal for times of uncertainty, offers flexibility as "LIFE HAPPENS."





WHAT IS THE DIFFERENCE? REAL PROPERTY MANAGEMENT

ACCOUNTABLE. COMMITTED. EXPERIENCED.



We Offer:

**Full Service
Property
Management
Services**

&

**Leasing Only
Services**

403.816.2308

www.rpmace.ca

Backed by a nationwide company with over 30 years of property management experience	✓
Over 270 independently owned and operated locations nationwide	✓
Largest local Property Management organization in the country	✓
Ranked #1 in property management	✓
Recognized in Inc® and Entrepreneur® Magazine for top performance	✓
Market evaluation to help you determine rental price	✓
Personal leasing agent assigned to every property	✓
Vacancies advertised on over 100 sites free of charge	✓
Timely showings for all properties	✓
Weekly property status updates for all vacant properties	✓
Credit, criminal, rental history, employment & eviction screening	✓
Renters insurance required from all tenants	✓
Carpet cleaning required from all tenants before move-out	✓
Eviction Protection GUARANTEE, if chosen, where we pay for eviction	✓
Guarantee Programs when chosen	✓
Online payment options for tenants	✓
Direct deposit of owner funds	✓
Monthly emailed profit and loss statements	✓
Uploading of all financial data including receipts and invoices	✓
24/7 Online access to all leases, documents, receipts and invoices	✓
Year end accounting provided	✓
Interior and exterior inspections schedules	✓
Inspection reports with pictures provided	✓
Asset inventory on every property	✓
24/7 on call emergency maintenance service	✓
Notification for all maintenance items	✓
Maintenance approval required for all work over an amount you set	✓
Online maintenance requests and approvals	✓

Taking Property Management to a New Level of Professionalism



MANAGEMENT PLANS

LEASING VS. MANAGEMENT

LEASING	MANAGEMENT
FEE: ONE (1) MONTH'S RENT	FEE: 10% OF GROSS RENT (MONTHLY)
<ul style="list-style-type: none"> ☐ LEASING SERVICES <ul style="list-style-type: none"> ✓ MARKETING ✓ ADVERTISING ✓ LEASING REPORTS ✓ MARKET RENT REPORTS ✓ LEASING ACTIVITY REPORTS ☐ TENANT PLACEMENT <ul style="list-style-type: none"> ✓ FIND TENANT ✓ QUALIFY TENANT ✓ SCREEN TENANT ✓ SHOW TENANT ✓ PRE-APPROVE APPLICATIONS ✓ CHECK CREDIT REFERENCES ☐ SECURE TENANT <ul style="list-style-type: none"> ✓ LEASE NEGOTIATIONS EXECUTION ✓ COLLECT SECURITY DEPOSIT ✓ TENANT MOVE-IN 	<ul style="list-style-type: none"> ☐ MANAGEMENT SERVICES <ul style="list-style-type: none"> ✓ MONTHLY RENT COLLECTION ✓ MONTHLY RENT DISBURSEMENT ☐ OWNER ONLINE PORTAL <ul style="list-style-type: none"> ✓ MONTHLY OWNER STATEMENTS ✓ MANAGEMENT EXPENSE INVOICES ☐ MANAGE THE PROPERTY <ul style="list-style-type: none"> ✓ PROPERTY HANDOVERS ✓ PROPERTY INSPECTIONS ✓ TENANT MOVE-IN ✓ TENANT MOVE-OUT ☐ MANAGE THE TENANT <ul style="list-style-type: none"> ✓ TENANT RELATIONS MEDIATION ✓ TENANT RENEWAL TERMINATION ☐ MANAGE MAINTENANCE REPAIRS <ul style="list-style-type: none"> ✓ OWNER MAINTENANCE UPDATES

WHO

WHAT

WHERE

WHEN

WHY

HOW

LEASE ONLY SERVICE

WE FIND & SECURE THE TENANT
YOU MANAGE YOURSELF

LEASE ONLY

PRICING

AT REAL PROPERTY MANAGEMENT, WE PRICE OUR PROPERTIES USING HISTORICAL DATA AND TRENDS IN THE AREA. WE WANT TO MAKE SURE THE PRICING IS FAIR FOR THE OWNER AND THE TENANT!



ADVERTISING

ALL THE PROPERTIES WE MANAGE ARE ADVERTISED ON A VARIETY OF PLATFORMS TO ENSURE LOW VACANCY RATES!



SHOWING

WE SHOW ALL THE PROPERTIES WE MANAGE SO THE OWNER DOESN'T HAVE TOO! WE WANT OUR TENANTS TO BE HAPPY AND IT IS A GREAT OPPORTUNITY TO GET TO KNOW THEM BETTER!



SCREENING

WE SCREEN ALL OUR POTENTIAL TENANTS TO MAKE SURE THEY ARE THE RIGHT FIT! WE WANT TO MAKE SURE WE GET THE RIGHT PERSON IN THE RIGHT PROPERTY!



- ❑ Conduct rent comparable report and recommend a competitive rent rate
- ❑ Provide a property evaluation and make a necessary rent-ready recommendation
- ❑ Market and advertise the property on national
- ❑ Deals with all the emails, phone calls and text messages, inquiries and questions
- ❑ Distinguish your property amongst the competitive properties competing for quality tenants at the same time. Social media, digital and web marketing reaches a much larger mass of targeted audience and networks for maximum exposure.
- ❑ Filter out quality prospects
- ❑ Manage rental inquiries and conduct property showing to prospective applicants
- ❑ Show your property professionally to ensure you stand out above the rest.
- ❑ Provide weekly rental inquiry report/leasing updates until property is rented
- ❑ Provide online application processing platform
- ❑ Perform tenant screening (Credit/Rental History & Employment Verification)



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SERVICE	DESCRIPTION	FEES
LEASING FEE	TENANT PLACEMENT	1 MONTH'S RENT (One Time per New Tenant)
LEASE ONLY	TENANT PLACEMENT	1 MONTH'S RENT
LEASE RENEWALS	TENANT PLACED BY RPM ACE	\$295 + GST
	TENANTS PLACED BY OWNER OTHER	\$495 + GST
MANAGEMENT FEE	MONTHLY PROPERTY MANAGEMENT	10%/MONTH (of Gross Rents)
ADDITIONAL SERVICES		
MOVE-OUT FULL INSPECTION REPORT	TENANT PLACED BY RPM ACE	\$350 + GST
	TENANTS PLACED BY OWNER OTHER	\$495 + GST
MOVE-IN FULL INSPECTION REPORT	TENANT PLACED BY RPM ACE	\$350 + GST
	TENANTS PLACED BY OWNER OTHER	\$450 + GST
PERIODIC ADDITIONAL PROPERTY INSPECTIONS		\$100 INSPECTION
RENT READY FURNISHING UNIT PREPARATION		\$35 - \$45/hour
CLEANING MOVING & MISCELLANEOUS		\$35 - \$45/hour



TENANT ISSUES ?

SERVICE	DESCRIPTION	FEES
TENANT SERVICES	<ul style="list-style-type: none"> <input type="checkbox"/> NEGOTIATIONS <input type="checkbox"/> MEDIATION 	\$88/HR
EVICTON	<ul style="list-style-type: none"> <input type="checkbox"/> START EVICTION PROCESS <input type="checkbox"/> EVICTION NOTICES 	\$300
COURT APPLICATION	<ul style="list-style-type: none"> <input type="checkbox"/> APPLY FOR COURT ORDER AND ATTEND HEARING 	\$500 - \$700
BAILIFF	<ul style="list-style-type: none"> <input type="checkbox"/> RPM ACE COORDINATION MANAGEMENT <input type="checkbox"/> IF A BAILIFF IS REQUIRED TO EVICT TENANTS AFTER COURT HEARING 	\$800 - \$1000
COLLECTIONS	<ul style="list-style-type: none"> <input type="checkbox"/> RPM ACE COORDINATION MANAGEMENT <input type="checkbox"/> IF DEBT COLLECTIONS AGENCY IS REQUIRED <input type="checkbox"/> NO GUARANTEE FULL AMOUNTS OWING AMOUNTS WILL BE COLLECTED 	\$500



ACCOUNTABLE. COMMITTED. EXPERIENCED.

HOW IS RENT COLLECTED?

- ❑ RENT | MONTHLY RENT COLLECTION
 - ✓ RENTS EFT
- (ELECTRONIC FUNDS TRANSFER) DIRECTLY INTO OWNER'S BANK ACCOUNT

WHEN | HOW IS RENT PAID OUT ?

- ❑ RENT DISBURSEMENT
- ✓ MONTHLY OWNER RENT PAYOUTS
- ✓ RENTS DISBURSED 15TH OF EVERY MONTH

WHAT CAN I EXPECT FOR THE FIRST MONTH PAYOUT?

- ❑ FIRST MONTHS' RENT
- ✓ LEASING FEE DEDUCTED
- ✓ MANAGEMENT FEE APPLIES TOWARDS
- ✓ RESERVE FUND HOLDBACK \$250.00

HELD IN TRUST ACCOUNT FOR OWNER IN THE EVENT OF EMERGENCIES. RETURNED BACK TO OWNER AT END OF MANAGEMENT TERM IF RESERVE FUND IF NOT USED.

HOW DO I GET STATEMENTS FOR TAX FILING?

- ❑ OWNER ONLINE PORTAL ACCESS
- ✓ ACCOUNTING BOOKKEEPING
- ✓ REPORTS | STATEMENTS | INVOICES
- ✓ YEAR-END INCOME / EXPENSE
- ✓ MAINTENANCE TRACKING
- ✓ LEASE DOCUMENTS
- ✓ PROPERTY HANDOVERS
- ✓ MOVE-IN/OUT INSPECTIONS
- ✓ PROPERTY INSPECTION | VISITS

HOW DO TENANTS REPORT EMERGENCIES?

24/7 AFTER HOURS

EMERGENCY 587.324.2238

- ❑ *MONITORED CLOSELY BY OUR TEAM WITH QUICK RESPONSE TIME ACCORDING TO URGENCY | PRIORITY SEQUENCE.*

PRICING

AT REAL PROPERTY MANAGEMENT, WE PROVIDE OUR PROPERTIES WITH HISTORICAL DATA AND TRENDS ON THE MARKET. WE WANT TO MAKE SURE THE PRICING IS FAIR FOR THE MARKET AND THE TENANT!



ADVERTISING

ALL THE PROPERTIES WE MANAGE ARE REPRESENTED IN A VARIETY OF PLATFORMS TO GROW OUR CLIENTS' INCOME.



SCREENING

WE SCREEN ALL OUR POTENTIAL TENANTS TO MAKE SURE THEY ARE THE RIGHT FIT FOR YOUR PROPERTY AND WE DON'T WANT ANYONE TO TAKE OVER YOUR PROPERTY!



SHOWING

WE SHOW ALL THE PROPERTIES WE MANAGE TO THE CLIENTS WE WANT TO RENT. WE WANT YOUR TENANTS TO GET THE BEST FIT FOR A GREAT OPPORTUNITY TO GET TO KNOW YOUR OFFER!



INSPECTING

ALL THE PROPERTIES WE MANAGE ARE EXPECTED TO HAVE SOME TEAR AND WEAR IN CERTAIN AREAS AND TO BE PROTECTIVE WITH OUR MANAGEMENTERS' INPUT!



ACCOUNTING

YOUR PEOPLE DON'T LOVE ACCOUNTING BUT WE DO! THE GREAT NEWS ABOUT US IS WE CAN HELP YOU UNDERSTAND HOW TO MANAGE ALL THE ACCOUNTING AND REPORTING YOU NEED TO GROW YOUR BUSINESS AND INCREASE YOUR PROFITS!



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MANAGEMENT PLANS

UNFURNISHED
MANAGEMENT PLAN

UNFURNISHED MANAGEMENT
AGREEMENT

TO FURNISH OR NOT TO
FURNISH?

FURNISHED
MANAGEMENT PLAN

FURNISHED
MANAGEMENT AGREEMENT

LEASE ONLY
MANAGEMENT PLAN

LEASE ONLY MANAGEMENT
AGREEMENT

HOW MUCH DOES IT COST? MANAGEMENT FEES

LEASING & PROPERTY MANAGEMENT FEES



UNFURNISHED VS. FURNISHED FEE STRUCTURE COMPARISON \$3300-4100 RENTAL SCENARIO

Monthly Rent Scenario	1/2 MONTH'S RENT + 10% MONTHLY MANAGEMENT FEE								
	\$300	\$400	\$500	\$600	\$700	\$800	\$900	\$1000	
Leasing Fee for Each New Tenant (1 Month's Rent)	1500	1700	1700	1800	1800	1900	1900	2000	2000
10% Monthly Management Fee (Minimum \$125 per month)	220	340	290	360	270	380	290	400	410
TOTAL Annual Fee	\$5,910	\$5,740	\$5,900	\$6,120	\$6,290	\$6,460	\$6,630	\$6,800	\$6,970
Annual Amount After Fee Deduction*	\$33,990	\$35,020	\$36,050	\$37,080	\$38,110	\$39,140	\$40,170	\$41,200	\$42,230
Monthly Amount After Fee Deduction*	\$2,833	\$2,918	\$3,004	\$3,090	\$3,176	\$3,262	\$3,348	\$3,433	\$3,519

*Owner's Carry Costs such as Property Taxes, Utilities, Condo Fees & Other Owner Expenses not included in the Monthly Rental Scenario comparison.

Monthly Rent Scenario	FURNISHED: 10% MONTHLY MANAGEMENT FEE (NO LEASING FEE)								
	\$300	\$400	\$500	\$600	\$700	\$800	\$900	\$1000	
Leasing Fee for Each New Tenant									
10% Monthly Management Fee (Minimum \$125 per month)	307	440	400	460	353	480	353	480	470
TOTAL Annual Fee	\$7,524	\$7,712	\$7,900	\$8,088	\$8,436	\$8,624	\$8,812	\$9,000	\$9,188
Annual Amount After Fee Deduction*	\$32,076	\$33,248	\$34,420	\$35,592	\$36,764	\$37,936	\$39,108	\$40,280	\$41,452
Monthly Amount After Fee Deduction*	\$2,673	\$2,771	\$2,868	\$2,958	\$3,056	\$3,154	\$3,252	\$3,350	\$3,448

*Owner's Carry Costs such as Property Taxes, Utilities, Condo Fees & Other Owner Expenses not included in the Monthly Rental Scenario comparison.

Disclaimer: Information and opinions presented in this report are for general use only. Real Property Management ACE is not responsible for any errors or omissions, or for the results obtained from the use of the information.



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LEASING & PROPERTY MANAGEMENT FEES

PLACING A TENANT LEASING FEE:

(1/2) HALF MONTH'S RENT

Leasing Fee based on each new tenant placed based on a 1 year term.

MANAGING A TENANT MANAGEMENT FEE

10% MONTHLY of GROSS RENT

Minimum \$150/month



WHAT DO WE DO?

RPM Services

- ✓ Marketing & Leasing
- ✓ Move-In/Out Inspections
- ✓ Rent collection
- ✓ Maintenance Coordination
- ✓ Online Portal Access
- ✓ 24/7 Emergency Response
- ✓ Bookkeeping & Property Accounting
- ✓ Year-End Income / Expense Reports



PRICING

AT REAL PROPERTY MANAGEMENT, WE PROVIDE OUR PROPERTY MANAGERS WITH FINANCIAL DATA AND TRAINING ON THE AREA WE WANT TO MANAGE YOUR PROPERTY TO MAKE YOUR INVESTMENT THE MOST PROFITABLE.



ADVERTISING

ALL THE PROPERTIES WE MANAGE ARE ADVERTISED TO A VARIETY OF PLATFORMS TO BRING YOU THE MOST QUALITY LEADS.



SCREENING

WE SCREEN ALL OUR POTENTIAL TENANTS TO MAKE SURE THEY ARE THE RIGHT FIT. WE WANT TO MAKE SURE WE GET THE MOST FROM YOUR PROPERTY.



SHOWING

WE SHOW ALL THE PROPERTIES WE MANAGE TO THE MOST QUALITY LEADS. WE WANT TO MAKE SURE WE GET THE MOST FROM YOUR PROPERTY TO GET TO KNOW THEM BETTER.



INSPECTING

ALL THE PROPERTIES WE MANAGE ARE INSPECTED TO MAKE SURE THEY ARE KEPT IN GREAT CONDITION AND TO BE CONSISTENT WITH OUR MAINTENANCE LEVELS.



ACCOUNTING

WE PROVIDE OUR CLIENTS WITH MONTHLY AND YEAR-END FINANCIAL REPORTS. WE HANDLE ALL THE ACCOUNTING AND PAYROLL AND PROPERTY OWNERS WITH FINANCIAL, BUDGETING AND EXPENSE TRACKING.



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ACE

UNFURNISHED VS. FURNISHED

WHAT IS THE DIFFERENCE?

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UNFURNISHED

FEE STRUCTURE COMPARISON

	UNFURNISHED PLAN (1/2 Month Leasing Fee + 10% Management Fee)									
Monthly Rent Scenario	1500	2000	2500	3000	3500	4000	4500	5000	5500	6000
Leasing Fee for Each New Tenant (1/2 Month's Rent)	750	1000	1250	1500	1750	2000	2250	2500	2750	3000
10% Monthly Management Fee	150	200	250	300	350	400	450	500	550	600
TOTAL Annual Fee	\$2,550	\$3,400	\$4,250	\$5,100	\$5,950	\$6,800	\$7,650	\$8,500	\$9,350	\$10,200
Annual Revenue After Fee Deduction	\$15,450	\$20,600	\$25,750	\$30,900	\$36,050	\$41,200	\$46,350	\$51,500	\$56,650	\$61,800
Monthly Revenue After Fee Deduction	\$1,288	\$1,717	\$2,146	\$2,575	\$3,004	\$3,433	\$3,863	\$4,292	\$4,721	\$5,150

FURNISHED

FURNISHED PLAN (19% Management Fee, Integrated Leasing & Management Fees)

Monthly Rent Scenario	1500	2000	2500	3000	3500	4000	4500	5000	5500	6000
19% Monthly Management Fee	285	380	475	570	665	760	855	950	1045	1140
TOTAL Annual Fee	\$3,420	\$4,560	\$5,700	\$6,840	\$7,980	\$9,120	\$10,260	\$11,400	\$12,540	\$13,680
Annual Revenue After Fee Deduction	\$14,580	\$19,440	\$24,300	\$29,160	\$34,020	\$38,880	\$43,740	\$48,600	\$53,460	\$58,320
Monthly Revenue After Fee Deduction	\$1,215	\$1,620	\$2,025	\$2,430	\$2,835	\$3,240	\$3,645	\$4,050	\$4,455	\$4,860

PROPERTY MANAGEMENT PLANS

UNFURNISHED
OWNER
MANAGEMENT
AGREEMENT

LEASE ONLY
OWNER
MANAGEMENT
AGREEMENT

FURNISHED
OWNER
MANAGEMENT
AGREEMENT



REAL PROPERTY MANAGEMENT ACE
403.816.2308 ace@realpropertymgt.ca www.rpmace.ca

Broker: Real Property Management ACE | Independently Owned & Operated Brokerage & Franchise | Calgary AB

FURNISHED

FURNISHED RENTAL PLAN No Leasing Fee + 19% Management Fee

RPM Services

- ✓ Marketing & Leasing
- ✓ Move-In/Out Inspections
- ✓ Rent collection
- ✓ Maintenance Coordination
- ✓ Online Portal Access
- ✓ 24/7 Emergency Response
- ✓ Bookkeeping & Property Accounting
- ✓ Year-End Income / Expense Reports

plus

- ✓ Move-In/Out Cleaning Service
- ✓ Replenish Supplies at Cost

Owner shall pay a management fee equal to 19% of gross rents collection

Fully furnished short-term leases based on the demand of professionals coming into Calgary for undetermined length of stays (Most under 1 year lease term)

- 19% of monthly gross rent
- Laundry linens and towels after each move out
- Monthly report and monthly payout
- Restocking all supplies as needed with receipts and update to owners

Fully Furnished Tenants can often start with terms as short as month-to-month, 3 or 6 months and continue month-to-month. Some of our short-term Tenants have been with us for as long as two years.

Short Terms are ideal for times of uncertainty, as "LIFE HAPPENS"

FURNISHED PLAN (19% Management Fee) Integrated Leasing & Management Fees

Monthly Rent Scenario	1800	1900	2000	2100	2200
19% Monthly Management Fee (Minimum \$125 per month)	342	361	380	399	418
TOTAL Annual Fee	\$4,104	\$4,332	\$4,560	\$4,788	\$5,016
After Fee Deduction	\$17,496	\$18,468	\$19,440	\$20,412	\$21,384
After Fee Deduction	\$1,458	\$1,539	\$1,620	\$1,701	\$1,782





LEASE ONLY SERVICE

WE FIND & SECURE THE TENANT YOU MANAGE YOURSELF

MARKET EXPERTISE: Market expertise & knowledge with market rental rates; and knowledge of Tenant & Landlord legislation.

MINIMAL VACANCY RATES: Professional networking and marketing attract the right tenants much quicker with our national franchise advertising network.

STRICT TENANT SCREEN: Expertise and experience with track record of quality tenants.

LEASING FEE	
LEASING FEE: ONE (1) MONTH'S RENT	SHOW TENANT
	SCREEN TENANT
	SECURE TENANT
LEASING SERVICES	VERIFY REFERENCES/CREDIT
MARKETING & ADVERTISING	SIGNING LEASE AGREEMENT
LEASE RENEWALS	SECURITY DEPOSIT COLLECTION