



# LEASE ONLY

# LEASE ONLY SERVICE

**WE FIND & SECURE THE TENANT**  
**YOU MANAGE YOURSELF**

## LEASING FEE: 1 MONTH'S RENT "TENANT PLACEMENT"

- ❑ A Lease Only provides the rental property owner access to our advanced advertising and market reach while still managing the day to day operation of a rental property after qualified residents are placed.
- ❑ Conduct rent comparable report and recommend a competitive rent rate
- ❑ Provide a property evaluation and make a necessary rent-ready recommendation
- ❑ Create advertisement and place the ad on national rental websites
- ❑ Provide online application processing platform
- ❑ Perform tenant screening (Credit/Rental History & Employment Verification)
- ❑ Manage rental inquiries and conduct property showing to prospective applicants
- ❑ Provide weekly rental inquiry report/leasing updates until property is rented
- ❑ Include appropriate addendums to meet owner requirements (smoking rules, pet policy, landscape policy, prohibit the use of cannabis in the rental agreement.etc.)
- ❑ Execute lease signing with tenant(s) and provide both Tenant and Owner's a copy of executed lease agreement.
- ❑ Manage and document the move-in process and provide a report for Owner's record
- ❑ Collect security deposit. FEE is deducted from 1st-month rent and security deposit transferred back to the property owner

*Note: Rent-Ready preparation service available with additional charge*





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### LEASING VS. MANAGEMENT

LEASING FEE	PROPERTY MANAGEMENT FEE
LEASING FEE: ONE (1) MONTH'S RENT	MANAGEMENT FEE: 10% OF GROSS RENT (MONTHLY)
LEASING SERVICES	MANAGEMENT SERVICES
MARKETING & ADVERTISING LEASE RENEWALS	MONTHLY RENT COLLECTION MONTHLY RENT DISBURSEMENTS TO OWNERS
SHOW TENANT SCREEN TENANT SECURE TENANT VERIFY REFERENCES/CREDIT SIGNING LEASE AGREEMENT SECURITY DEPOSIT COLLECTION	MANAGE THE PROPERTY MANAGE THE TENANT MANAGE ALL MAINTENANCE REPAIRS PROPERTY HANDOVER INSPECTION REPORT MOVE-IN/OUT INSPECTION REPORTS

## LEASING

LEASING FEE:

ONE (1) MONTH'S RENT

## MANAGEMENT

MANAGEMENT FEE:

10% OF GROSS RENT (MONTHLY)

FEE'S BASED ON A ONE YEAR TERM). MINIMUM RENTAL AMOUNT APPLIES

### LEASING SERVICES

- ✓ MARKETING
- ✓ ADVERTISING
- ✓ LEASING UPDATES
- ✓ MARKET RENT UPDATES
- ✓ LEASE RENEWALS
- ✓ TENANT NEGOTIATIONS

### MANAGEMENT SERVICES

- ✓ OWNER RENT DISBURSEMENT DIRECTLY DEPOSITED INTO OWNER'S BANK ACCOUNT
- RENTS DISBURSED ON THE 15TH OF EVERY MONTH
- \$250.00 FROM 1ST MONTH'S RENT HELD IN TRUST ACCOUNT FOR OWNER IN THE EVENT OF EMERGENCIES.
- RETURNED BACK TO OWNER AT THE END OF MANAGEMENT TERM IF RESERVE FUND IF NOT USED

- ✓ SHOW TENANT
- ✓ SCREEN TENANT
- ✓ SECURE TENANT
- ✓ VERIFY REFERENCES/CREDIT
- ✓ LEASE AGREEMENT EXECUTED
- ✓ SECURITY DEPOSIT COLLECTION
- ✓ MOVE-IN INSPECTION REPORT

- ✓ MANAGE THE PROPERTY
- ✓ MANAGE THE TENANT
- ✓ MANAGE ALL MAINTENANCE REPAIRS
- ✓ PROPERTY HANDOVER
- ✓ MOVE-IN/OUT INSPECTION REPORTS
- ✓ MOVE-IN/OUT INSPECTION REPORTS
- ✓ OWNER ONLINE PORTAL
- FINANCIAL STATEMENTS
- MAINTENANCE INVOICES

## LEASING ONLY VS MONTHLY A MANAGEMENT PLAN

# IT'S ALL ABOUT THE NUMBERS

### FEE STRUCTURE COMPARISON



#### LEASING ONLY vs. MONTHLY MANAGEMENT PLAN

ONE MONTH'S RENT	LEASING FEE ONLY ("Finder's Fee")								
MONTHLY RENT SCENARIO	\$1,500	\$1,600	\$1,700	\$1,800	\$1,900	\$2,000	\$2,100	\$2,200	\$2,300
LEASING FEE FOR EACH NEW TENANT	\$1,500	\$1,600	\$1,700	\$1,800	\$1,900	\$2,000	\$2,100	\$2,200	\$2,300
1/2 MONTH'S RENT	+ 10% MONTHLY MANAGEMENT FEE								
MONTHLY RENT SCENARIO	\$1,500	\$1,600	\$1,700	\$1,800	\$1,900	\$2,000	\$2,100	\$2,200	\$2,300
LEASING FEE FOR EACH NEW TENANT <i>(1/2 Month's Rent)</i>	\$750	\$800	\$850	\$900	\$950	\$1,000	\$1,050	\$1,100	\$1,150
10% MONTHLY MANAGEMENT FEE <i>(Minimum \$125 per month)</i>	\$150	\$160	\$170	\$180	\$190	\$200	\$210	\$220	\$230
<b>TOTAL Annual Fee</b> <i>(Before GST)</i>	<b>\$2,550</b>	<b>\$2,720</b>	<b>\$2,890</b>	<b>\$3,060</b>	<b>\$3,230</b>	<b>\$3,400</b>	<b>\$3,570</b>	<b>\$3,740</b>	<b>\$3,910</b>
ANNUAL AMOUNT AFTER FEE DEDUCTION*	\$15,450	\$16,480	\$17,510	\$18,540	\$19,570	\$20,600	\$21,630	\$22,660	\$23,690
MONTHLY AMOUNT AFTER FEE DEDUCTION*	\$1,288	\$1,373	\$1,459	\$1,545	\$1,631	\$1,717	\$1,803	\$1,888	\$1,974

\*Owner's Need to Factor in: GST of Management Fees, Property Taxes, Utilities, Condo Fees & Other Owner Expenses

#### LEASING ONLY VS. MANAGEMENT PLAN

<b>TOTAL Annual Fee</b> <i>(Before GST)</i>	\$2,550	\$2,720	\$2,890	\$3,060	\$3,230	\$3,400	\$3,570	\$3,740	\$3,910
Leasing Fee for Each New Tenant <i>(1 Month's Rent)</i>	\$1,500	\$1,600	\$1,700	\$1,800	\$1,900	\$2,000	\$2,100	\$2,200	\$2,300
<b>ANNUAL FEE DIFFERENCE</b>	<b>\$1,050</b>	<b>\$1,120</b>	<b>\$1,190</b>	<b>\$1,260</b>	<b>\$1,330</b>	<b>\$1,400</b>	<b>\$1,470</b>	<b>\$1,540</b>	<b>\$1,610</b>
<b>ANNUAL FEE DIFFERENCE / 12 MONTHS</b>	<b>\$88</b>	<b>\$93</b>	<b>\$99</b>	<b>\$105</b>	<b>\$111</b>	<b>\$117</b>	<b>\$123</b>	<b>\$128</b>	<b>\$134</b>

