

# Management Plans & Services



Description	Ala Carte	Semi-Inclusive	All Inclusive
<p><b>Property Management</b> – Our standard Property Management program provides our clients with Lease Management and Enforcement; Day-day Tenant Relations; Maintenance Coordination (Preventative and ad hoc); Rent Collection, Owner’s funds disbursement, Financial Reporting &amp; IRS 1099 issuance, Rent level optimization, Periodic external property reviews, and electronic document management of all related communications, document, reports and maintenance approvals within our Owner Portal</p> <p><b>One-time Setup Fee</b> – Our minimal one-time set-up fee covers all related costs to onboard the property, including the initial detailed property condition report (with photographs); setting up the property within our management systems and configuring the Owner and Tenant Portal user access.</p> <p><b>System &amp; Processing</b></p>	<p>5.9%</p> <p>\$175</p> <p>\$7.95/Mo</p>	<p>7.9%</p> <p>\$125</p> <p>No Fee</p>	<p>10.9%</p> <p>No Fee</p> <p>No Fee</p>
<p><b>Site Visits</b> – This small fee covers our time should we be requested to travel to the property for items that are above and beyond the normal day-day property management duties.</p>	\$59/visit	\$59/visit	No Fee
<p><b>Property Assessment</b> – This is a comprehensive assessment of each room of the property where we document both the condition and functional operation of all applicable window, doors, fixtures and appliances. Each report is accompanied with pictures that are time and date stamped for future reference, including appliance model and serial numbers. Smoke detectors are tested and furnace filters changed. Annual assessments will include testing function of detectors, changing furnace filters and noting tenant care.</p>	<p>\$135/visit</p> <p>(1 required annually)</p>	<p>Includes 1 annual assessment</p> <p>-----</p> <p>Additional assessments - \$95</p>	
<b>Optional Premium Management Services</b>			
<p><b>Leasing Service (Standard)</b> – We will market your property on over 30 rental websites, manage showings to prospective tenants; provide a full background screening (Credit, Criminal and Employment history) on applicants; negotiate lease terms and coordinate the move-in services (cleaning crews, locksmith, move-in orientation, etc)</p>	½ Month Rent	\$495	No Fee
<p><b>Leasing Service (Standard &amp; MLS)</b> – In addition to the standard marketing program, we will extend our advertising reach through the Multiple Listing Service (MLS) to target the Realtor community</p>	1 Month Rent	3/4 Month Rent	No Fee
<p><b>Safe Renter Program</b> – With the Safe Renter Program, your eviction costs are covered up to \$2000 for tenants placed by VRLLC should the need arise. Additional fees for certified mailings and filing fees may apply.</p>	\$24.99/Mo	\$24.99/Mo	No Fee

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<p><b>Owner → Rental Transition Checklist oversight</b> - This minimal fee covers the oversight of the tenant move-in checklist when a property is transitioning from owner occupied to a rental when the owner has deferred these tasks to VIRTUE RESIDENTIAL.</p>	\$300 - \$500		
<p><b>Property Rehab</b> - This fee is charged if we are tasked with overseeing rehab of a property (paint, floors, lights, appliances, bathrooms, etc.). There are always multiple walk throughs involved, constant communication with vendors and owners, the selecting and ordering of items, billing, and follow up needed to ensure the job is done correctly, on time and on budget. Unlike other property managers, VIRTUE RESIDENTIAL does not mark up the estimates from vendors and charge a management fee but rather charges this one-time oversight fee.</p>	Over \$2000: 7-10% Vendor Oversight Fee		