



Property Management INC.

PMI KEY PARTNER

APARTMENT BUILDING PLANS

	APARTMENT PRICING 20-49 UNITS	APARTMENT PRICING OVER 50 UNITS
Leasing Fee without Leasing Agents	\$400	\$350
Leasing Fee with Leasing Agents	\$250	\$200
Management Fee	6% Rents	5% Rents
Set-up Fee	\$495	\$295
PROPERTY MARKETING & LISTING		
Rental Analysis	✓	✓
Pre-Leasing Property Evaluation	✓	✓
24/7 Showing Scheduler	✓	✓
Listing & Syndication Service	✓	✓
Listing on Broward/WPB/St. Lucie MLS	✓	✓
Professional High Quality Property Photos	✓	✓
Virtual Video Tour	\$75 (Optional)	\$75 (Optional)
Video Walk-through Tour	\$150 (Optional)	\$150 (Optional)
Tenant Placement and Management		
Tenant Screening	✓	✓
Pet Screening	✓	✓
Lease Preparation & Signing	✓	✓
Collection of Security Deposit & 1st Month Rent	✓	✓
Move-in Inspection	✓	✓
Move-out Inspection	✓	✓
Security Deposit / Trust Account Management	✓	✓
Lease Renewal Fees	\$145	\$145
24/7 Online Tenant Portals	✓	✓

MANAGEMENT SERVICES		
Rent Collection	✓	✓
Tenant Communication	✓	✓
Lease Enforcement	✓	✓
24/7 Online Owner Portal	✓	✓
Annual Lease Compliance Review	✓	✓
Administrative Oversight	✓	✓
Payroll and Staffing Oversight	✓	✓
24/7 Maintenance Emergency Hotline	✓	✓
Maintenance Coordination	10% Markup	10% Markup
Landscape Supervision	✓	✓
Bill Pay	✓	✓
Financial Reporting		
Rent Collection	✓	✓
Late Fee Rent Collection	✓	✓
Accounting	✓	✓
Prompt Owner Payments	✓	✓
Monthly Financial Reports	✓	✓
End of Year Financial & 1099 Reporting	✓	✓
Owner Protection		
Adherence to FL Landlord Tenant Law	✓	✓
Adherence to Federal Fair Housing Laws	✓	✓
Adherence to other related State and Federal Laws	✓	✓
Tenants Resident Liability Insurance Available	✓	✓
Tenants Resident Liability Insurance Program Oversight	✓	✓

ADDITIONAL SERVICES		
Administrative Oversight	✓	✓
Eviction Coordination with Attorney (without Eviction Protection Program)	Costs	Costs
Eviction Protection Program	\$10 per Unit	\$10 per Unit
Periodic Property Check-up	✓	✓
Annual Comprehensive Property Condition Report	✓	✓
Project Management	10% Markup	10% Markup
PMI Guarantees		
Results Guarantee	✓	✓
Leasing Guarantee		
Pet Guarantee	✓	✓
21 Day Rental Guarantee		
Eviction Guarantee w/ Eviction Protection	✓	✓
Revenue Stream Splits		
	PMI	Owner
Late Fees	50%	50%
Pet Fees	50%	50%
Tenant Benefit Package	80%	20%
Final Walk through Fee	80%	20%
Lease prep fee	80%	20%
10 day notice fee	80%	20%
NSF Fee	90%	10%
Lease Early Term Fee	20%	80%
Credit Reporting	80%	20%
Lease Violation Fees	80%	20%
Vending Income	20%	80%
Final Walk Through	90%	10%
Document Prep Fees	90%	10%
Utility Fees	80%	20%