



Professional Property Management

Management Fee: \$89 Monthly Fee

- Highly experienced staff specializing in residential property management.
- Efficient collection of rent.
- Accurate computerized financial statements and invoices issued monthly.
- Year-end summary and tax package at no extra charge.
- Optional maintenance department to maintain your investment at lower costs.
- Members of the National Association of Property Managers.

Leasing Fee: 75% of the 1st month's rent

- Professional leasing with credit, rental, eviction, criminal and job history background checks.
- Aggressive marketing and advertising at no extra cost to you.
- Licensed Real Estate Agents to personally show your property.

Optional Services:

- Insurance Claim Supervision
- Eviction Protection Program
- Comparative Market Analysis or Portfolio Analysis

With Homevest, you pay *after* we perform! No management fee charged on uncollected rents & no leasing fee charged if we don't procure a satisfactory tenant.

Let us add to your net operating income.

Satisfaction Guaranteed!



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Insurance Claim Supervision

Unfortunately there are times when your investment property is damaged from natural disasters, fire, floods or many other things. These are the times when we rely on our insurance policies. The occurrence of one of these events is disheartening enough without going through the insurance process.

It is above the scope of normal management to assist in the processing of insurance paperwork, coordination of repairs, final inspections, etc. Homevest gives you the option to handle the claim yourself or to use our experienced staff to handle this sometimes difficult and tedious task. We will initiate the claim on your behalf, start the bidding process with reputable vendors, negotiate with insurance companies to ensure that full benefits of the claim is received and make sure all vendors are paid accurately when agreed upon insurance checks are cut.

The staff at Homevest will handle your insurance claims for 10% of the total claim. Ex. If total damage were \$3500, the Homevest supervision fee would be \$350. This service is optional and not mandatory. If you would like us to assist with insurance claims please check yes on the management agreement. Please check no if you are going to handle your claims yourself. You may change your mind at any time with 30 day written notice.

Eviction Protection Program

Many of you know that no matter how well tenants are screened, non-paying tenants can lead to substantial expenses for eviction. The loss of rent, attorney's fees, court costs, damages, re-lease fees, etc. can add up quickly. Homevest offers eviction protection to help eliminate some of these risks and costs.

The typical eviction cost with court and attorney's fees are \$550 (and can be much higher if contested). The average leasing fee on an average rent of \$1000 is \$750. These are expenses you don't need when you have a loss of rent and other damages. For only \$20 per month or an annual discounted payment of \$200 our program will cover legal fees up to \$550 and all re-leasing fees. This program can help you avoid large out of pocket expenses at one time.

To begin this program simply check yes on the management agreement and we will begin the monthly deduction with collection of the next rent. If you choose the annual discount payment check yes and then write \$200 annual next to this program. If you do not wish to participate in this program please check no.



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Comparative Market Analysis or Portfolio Analysis

Have you ever wondered what your property is worth in today's market or if this investment is doing what you intended it to do for you? Is this asset worth keeping? Are the tax advantages and equity growth worth the "hassle" of continuing to own rental property? Most times they are, but sometimes they're not.

If you need a complete market analyses on any individual property, Homevest can provide you a very detailed, easy to read report that will give you market value of your property.

If you would like an annual market analyses done on your property, please check yes on the management agreement. We will send the report under separate cover and deduct the fee from the following month's rent. Please call or write us if you need more than one analyses done or if you have any questions on the program.

Some investors need a more in depth look at their investment. If you need a "portfolio" analyses we can also help. We will conduct an extensive interview with you on the phone to gather all necessary facts, including mortgage information. We will then analyze your situation and send you out a report with our suggestions on how to maximize your investments. Included with this report is the market analysis for your property.