

Please select from the options below and you'll be on your way. As always, you're welcome to contact us for more information.

## Leasing Commission/Tenant Placement Fee:

\$675






## Management Plans: % of all money collected monthly. (pick one)

7.5% Basic Plan

9.5% Standard Plan  
Plan

11.5% Property Protection Plan

### Plan Overview

Services	7.5% Basic	9.5% Standard	11.5%  Property Protection Plan
Maintenance Fee	12% (\$25 <i>minimum</i> )	12% (\$25 <i>minimum</i> )	 <b>NO Maintenance Fee</b>
Professional Photos	not included	included (\$175 <i>value</i> )	included (\$175 <i>value</i> )
Home Warranty Admin & Oversight	\$50.00 <i>per claim</i>	included	included
Legal & Protection Plan	not included	included (\$180 <i>value</i> )	included (\$180 <i>value</i> )
Eviction Administration	\$250.00 <i>per occurrence</i>	included	included
Documented Drive By Inspections	\$50.00 <i>each</i>	\$50.00 <i>each</i>	4 included (\$200 <i>value</i> )
Furnace Filter Delivery Service	not included	not included	 <b>included (peace of mind <i>value!</i>)</b>
Annual HVAC Tune-up	not included	not included	 <b>included (\$160 <i>value</i>)</b>
Quarterly Drive by Inspections	not included	not included	 <b>included (\$285 <i>value</i>)</b>
6 Month Tenant Replacement Guarantee	not included	included	included

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## Additional Services:

(optional) Choosing the basic plan but want Professional Photography or our Legal Protection Plan, etc? If so, please select below.

- Professional Photos \$175** *(one-time fee if 7.5% plan. Included if you selected the 9.5% or 11.5% plan)*
- Legal and Protection Plan** *(\$15.00 per Month. Included if you selected the 9.5% or 11.5% plan)*
- Rentler Feature Ad Placement \$75** *(one-time fee. Included if you selected the 9.5% or 11.5% plan)*
- I am not interested in any of the services.** *(you may opt into these service later with an email)*

## Services Overview

(not all services are available with every plan)

### Professional Photos:

Location, Price and Photos are the key ingredients to getting calls on your property. With interior photographs being a third of the equation to a quicker lease and higher rents, we suggest leaving pictures up to the professionals. \$175.00 and you get to keep the pictures. Profession photos are one of the best things you can do to help rent your home faster for the most amount. These are your photos and can be used for future marketing.

### Furnace Filter Delivery Service:

Protect your investment! Every 3 months a correctly sized furnace filter will be automatically delivered to your tenants' door. No more relying on the tenant to remember to purchase the filters. Automatic peace of mind!

### Eviction & Legal Protection Plan:

We offer an Eviction Protect Plan for which Property Solutions of Utah agrees to pay legal fees and court costs associated with an uncontested Unlawful Detainer Action for tenants that agent has placed in the property. However, if a tenant should contest an Unlawful Detainer Action or counter sues, the Owner agrees that agent will not be responsible to pay any costs incurred to litigate or respond to tenants' contest.

In the event an Unlawful Detainer Action is necessary within the first one hundred eighty days (180) days of this agreement for a tenant that was already occupying, or a tenant was placed on the request of owner against the advice of agent, owner shall be responsible for all expenses incurred in connection with the Unlawful Detainer action.

If owner declines the Eviction Protection Plan, owner will be responsible for legal consultation with agent's legal counsel. It will cost approximately \$500 to initiate an eviction and upwards of \$800 or more to complete the eviction process. The amount varies depending on the tenant's contesting of the Unlawful Detainer action.

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Owner shall be charged reasonable attorney fees for consultation with out attorney for any legal issue.

### **6 Month Tenant Replacement Guarantee:**

Rest easy with our Tenant Replacement Guarantee. Should we need to find your property a new tenant for any reason (eviction, broken lease etc.) within 6 months of their lease initiation, you won't be charged a Tenant Placement Fee.

### **Heating and Cooling System Service:**

This Service includes the maintenance of your heating and or cooling equipment. This maintenance is a proven way to reduce long term costly repairs. Other benefits include a 10% discount on repairs, lower utility bills and peace of mind that the equipment is operating normally at the time of service. We have collaborated with very reputable HVAC companies to offer this program.

If you are not on the 11.5% Property Protection Plan but would like a heating or cooling system service, you can contact the office to schedule one at any time.

**OWNER SIGNATURE:**

**DATE:**