

Utah Property Solutions is dedicated to providing unparalleled property management services with a transparent and straightforward pricing strategy. Our approach ensures that you receive the highest level of service and value for your investment. Below are three ways we make money from our clients:

1. **Leasing Commission**
2. **Management Fee**
3. **Maintenance Coordination Fee**

In addition to our standard services, we offer the **Comprehensive Care Plan**, which was developed based on feedback from over 300 investors who identified these as the most desired additional services.

This premium add-on can be seamlessly integrated into our full-service management plan for a competitive monthly fee. The Comprehensive Care Plan includes:

1. **HVAC Care**
2. **Property Inspect**
3. **Marketing Boost**
4. **Asset Overwatch**

Leasing Commission/Tenant Placement Fee:

\$765 Flat Fee

Management Fee:

8.0% Full-Service Property Management

Maintenance Coordinating Fee:

(percentage added to all maintenance or repairs coordinated on behalf of the managed property, \$25 minimum)

12% Coordination & Oversight Fee

Additional Fees:

\$10/Month for Home Warranty Oversight

\$175 Professional Photos

Comprehensive Care Plan:

(This package is an “add-on” and in addition to our Full-Service Management Plan. It is a flat, monthly charge.)

☐ **\$95.00 Per Month (Per Unit)**

☐ **I AM NOT INTERESTED IN THE COMPREHENSIVE CARE PLAN**

HVAC Care

- Systems Tune-Ups
 - This service includes an annual heating and cooling system tune-up. The subscription also includes a 10% discount on repairs.
- 12-Point System Check
 - Including, but not limited to, thermostat operations, flue inspections, refrigerant levels, vent air flow, temperature split, etc.
- 10% HVAC Repair Discount
 - Receive a 10% discount on needed HVAC repairs.
- Priority Repair
 - With priority scheduling, you'll be moved to the top of the list if a repair is needed. Residents will greatly appreciate this during extremely hot or cold days.
- Furnace Filter Delivery
 - Every three months, we will deliver a new, date stamped, furnace filter to the property for the resident to replace. We will follow up each delivery with a message to the residents reminding them of their obligation to replace the filter.

Property Inspect

- Additional Inspection
 - We will conduct one additional, documented property inspection during each least term. This is in addition to any interim, renewal or pet inspection.
- Drive By Inspections
 - Four times per year, we will conduct drive by inspection of the property. This inspection will document the front, exterior condition to identify violations or needed maintenance.
- Cap Ex (Capital Expenditure) Inspection
 - Annually, we will inspect the property's exterior to identify capital expenditure needs, helping to forecast and budget for upcoming repairs. Examples include roofing, landscape drainage, wood rot, and concrete.

Marketing Boost

- Professional Photos
 - Photos are a key ingredient to getting calls on your property so leave it to the professionals. Our third-party photographer has been in the business for 25+ years.
- Rentler Featured Ad Placement
 - Rentler is a major rental search engine that generates 80% of our leads. This service enhances our efforts with featured listing placement, auto-refresh to keep your ad at the top, and custom ribbons to highlight special features.
- Resident Gift
 - Improve retention with an annual gift.
- Lost Rent Guarantee

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- In the event a resident doesn't pay, we will pay up to \$2,000 of lost rent.

Asset Overwatch

- Maintenance Coordination Fee Discount
 - 50% Discount on Maintenance Coordination Fee
- Enhanced Owner Dashboard & Reports
 - Access to real time financial reports such as income statement, cash flow statement, rent roll, etc.
 - Get access to an upgraded Owner Dashboard to view real-time cash flow, including Cash In, Cash Out, Contributions, and more.
- Home Warranty Oversight
 - We will file claims, coordinate repairs, communicate with all parties, track maintenance progress and ensure covered repairs are complete in accordance with the policy. Working with home warranty companies is substantially more work than traditional maintenance coordination.
- CPA (Certified Public Accountant) Consultation
 - There are numerous tax benefits to owning rental property. Maximize your investment by scheduling an annual one hour consultation with our CPA.

OWNER SIGNATURE:

DATE: