

You've made it, now it's time to Pick Your Plan. Below you will see an outline of our offered pricing packages along with some additional services. Not quite sure what some of these options are?

Click Here: <https://www.utahpropertysolutions.com/vlog>

Owner Resources Page: <https://www.utahpropertysolutions.com/owners>

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/Placement Fee:

**\$395 Tenant Self Show**

**\$595 Agent Assist Show**

## Management Plans:

**9% Management Plan**

**7% Management Plan**

Professional Photos	included ( <i>\$150 value</i> )	\$150.00 <i>one time</i>
Home Warranty Admin & Oversight	included	\$50.00 <i>per claim</i>
Legal & Protection Plan	included ( <i>\$180 value</i> )	\$15.00 <i>per month</i>
Eviction Administration	included	\$250.00 <i>per occurrence</i>
Lease Drafting ( <i>if we have to draft a lease for an existing tenant(s)</i> )	included	\$200 <i>per lease</i>

## Additional Services:

We have dedicated quite a bit of time creating management packages to meet the needs of most client. With that said, we want you to have the ability to add services. Below is a list of most common options that are available. Not to worry, if you don't want them now, you can always contact our office to request them.

Heating & Cooling Service Plan	\$160 per year
Detailed Documented Inspection – Third Party	\$120.00 per year ( <a href="#">SAMPLE</a> )
Off Cycle Owner Payments (as requested)	\$25 each

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## 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. \$150.00 and you get to keep the pictures. Professional 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.

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

## Heating and Cooling System Service:

This maintenance agreement 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. During this inspection, the technician will:

### HEATING SYSTEM Tune-Up: (Once Per Year)

- Check thermostat operation.
- Clean or change standard filter (tenant supplied)
- Inspect blower wheel.
- Check blower motor and lubricate if needed
- Test for carbon monoxide.
- Check for gas leaks from shutoff to unit.
- Check and light pilot.
- Inspect flue for satisfactory operation.
- Check burners and heat exchanger.
- Light cleaning of burner compartment.
- Adjust burners for optimum fuel efficiency.

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- Check motors for proper amperage.
  - Inspect all furnace wiring.
  - Check all limit and safety controls.
  - Check refrigerant levels (heat pumps)
  - Light cleaning of blower compartment

**COOLING SYSTEM Tune -Up: (Once Per Year)**

- Check thermostat operation.
- Clean or change standard filter (tenant supplied)
- Inspect blower wheel.
- Check blower motor and lubricate if needed
- Clean condenser coils and remove debris from unit.
- Tighten electrical connections.
- Check compressor amperage.
- Check refrigerant pressures.
- Check for oil and refrigerant leaks.
- Check condensation drain lines.
- Check air flow at vents.
- Inspect condenser fan motor.
- Check capacitors
- Inspect contractors and relays.
- Check temperature split in home.
- Alert homeowner to current operating performance.

**Detailed Documented Inspection – Third Party Administered:**

This is not your ordinary property management inspection. We have partnered with OnSight Pros. OnSight was nominated as the NARPM affiliate of the year for their in-depth, third-party inspections they conduct on rental investment properties. This inspection is inclusive and usually results in a 50+ page report. Below is a list of many of the items the technician will inspect. If you would like to see a sample report let us know.

- Check Smoke & CO Detectors
- Plumbing, sinks, toilets, drains, tubs, etc. Does not include water heater flush.
- Windows & Doors
- Rain Gutters & Downspouts
- Wood Rot
- Sheetrock Damage
- Roof & Shingles
- All Required By The Utah Fit Premises Act