



PICK YOUR PLAN

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/Tenant Placement Fee:

\$675

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

7% Basic Plan

9% Standard Plan

11% Property Protection Plan

Plan Overview

Services	7% Basic	9% Standard	11% Property Protection Plan
Maintenance Fee	10%	10%	NO Maintenance Fee
Professional Photos	not included	included (\$175 value)	included (\$175 value)
Home Warranty Admin & Oversight	\$50.00 <i>per claim</i>	included	included
Legal & Protection Plan	not included	included (\$180 value)	included (\$180 value)
Eviction Administration	\$250.00 <i>per occurrence</i>	included	included
Lease Drafting (<i>if we must draft a lease for an existing tenant</i>)	\$200 <i>per lease</i>	included	included
Furnace Filter Delivery Service	not included	not included	included (<i>peace of mind value!</i>)
Annual HVAC Tune-up	not included	not included	included (\$160 value)
Quarterly Drive by Inspections	not included	not included	included (\$285 value)
6 Month Tenant Replacement Guarantee	not included	included	included

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7% Plan Additional Services: (optional) Choosing the basic plan but want Professional Photography or our Legal Protection Plan? If so, please select below.

- Professional Photos \$175** (one-time fee)
- Legal and Protection Plan** (\$15.00 per Month)

Pets: Pets or No Pets, the choice is yours, however, did you know 67% of Utah renters are looking for a property that allows pets? While we understand there may be some legitimate reasons for not allowing pets, we recommend that if possible, you allow pets. Ultimately, the main hesitation for allowing pets is fear of property damage.

While pet damage is a legitimate concern, there's another factor that should be considered. Vacancy is the most expensive expense an owner can experience. Data shows that with more than half the renter population wanting, or having pets and most investors not allowing them, the vacancy period can be cut in half. In short, there's an opportunity to lease your property faster and reduce the vacancy.

That is why we have created our **Pet Damage Guarantee**. This program will give you the peace of mind knowing your property is guaranteed against pet damage.

Here's how it works: If you decide to allow a pet(s), we will first screen them through a third-party pet screening company called Pet Screener. Much like a tenant application, the pet will be underwritten in the same fashion. After the pet is screened, it will be given a "PAW" score. Please know that we do not allow dogs on the aggressive breeds list, or those with a 1 PAW score.

We will then charge the tenant a monthly "pet rent" for the pet that has been approved. Utah Property Solutions will collect the monthly pet rent and share it equally with you, the property owner.

When the tenant moves out of the property, we (Utah Property Solutions) will cover up to \$2,000 in repairs for pet related damages to the property. Pet related damages are items such as paint on the doors and baseboards, carpet, pad screens, etc. Basically, if we collect \$35 month for pet rent, you send you \$17.50 and we keep \$17.50, and you have the peace of mind knowing that there are additional funds if needed, for pet damage AND it's likely your property may be rented in 2 weeks opposed to 4, which could be a \$750 savings in itself. (pick one)

- Do NOT allow pets.**
- Allow Pets & take advantage of our Pet Damage Guarantee**



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. 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.

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. 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% Property Protection Plan but would like a heating or cooling system service, you can contact the office to schedule one at any time.