VIRGINIA
PROPERTY MANAGEMENT GROUP

OUR PACKAGES	BRONZE	SILVER	GOLD
Pre tenant move in and post tenant move out in person walk throughs	✓	✓	✓
Tenant placement and marketing fee	1 MONTH'S RENT	1 MONTH'S RENT	1 MONTH'S RENT
Tenant screening to include credit, income and reference verification	✓	✓	✓
Collect rent monthly	✓	✓	✓
1099 reporting at the end of the year	✓	✓	✓
Screen all tenant phone calls ***7 days a week***	✓	✓	✓
Online owner portal with expense management	✓	✓	✓
High resolution photography w/walk through experience	✓	✓	✓
Landlord Requested Mid Lease Inspection - $150 Fee	✓	✓	✓
Tenant paid filter delivery	✓	✓	✓
Tenant paid optional pest services	✓	✓	✓
Tenant paid pet inspection every 6 months	✓	✓	✓
We coordinate/manage all repairs/maintenance ***(Approval from landlord if over set amount)***		✓	✓
24-hour emergency services		✓	✓
Eviction management		✓	✓
Photography w/virtual staging			✓
Home warranty protection coordination			✓
Appliance concierge at Lowe's			✓
Portfolio counseling with our CEO			✓
30% off roof replacement with Empire Exteriors			✓
$6000 credit towards staging when you sell with us			✓
FEE PER MONTH	9% *Minimum management fee of $150*	10% *Minimum management fee of $150*	11% *Minimum management fee of $150*

ADDITIONAL FEES (all plans)

Lease Renewal Fee for an Existing Tenant (For each year renewed)	Managing Renovations	Lease Prep Fee (if you find your own tenant)	Landlord Account Set Up Fee (One Time)	Maintenance Reserve Min	Smoke Alarm & Compliance Inspection (Required Yearly by Law)
25%	$500	$495	$295	$500	$150

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