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Castle
PROPERTY MANAGEMENT

Our Packages	Standard	Comprehensive	Elite
Move In and Move Out Inspections (Photos & Video provided)	✓	✓	✓
Tenant placement and marketing fee	1 MONTH'S RENT	1 MONTH'S RENT	1 MONTH'S RENT
Rent assessment	✓	✓	✓
Property evaluations & Comprehensive property marketing	✓	✓	✓
High resolution photography w/walk through experience	✓	✓ WITH FLOOR PLAN	✓ WITH FLOOR PLAN
Tenant screening to include credit, income & reference verification	✓	✓	✓
Monthly rent collection	✓	✓	✓
Online owner portal with expense management statements	✓	✓	✓
Tenant online maintenance systems	✓	✓	✓
Phone coverage 7 days a week	✓	✓	✓
24-hour emergency services	✓	✓	✓
Landlord Requested Mid Lease Inspection - $150 Fee	✓	✓	✓
Tenant paid filter delivery	✓	✓	✓
Tenant paid optional pest services	✓	✓	✓
Tenant paid pet inspection every 6 months	✓	✓	✓
Property maintenance handled for you		✓	✓
Home Warranty Repair Coordination		✓	✓
Eviction management		✓	✓
Photography w/virtual staging			✓
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			✓
Monthly management fee	9% OF MONTHLY RENT (Minimum $150.00/month)	10% OF MONTHLY RENT (Minimum $150.00/month)	11% OF MONTHLY RENT (Minimum $150.00/month)

ADDITIONAL FEES - ALL PLANS

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

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