

## Estimated Initial Costs

Property Address:

Owner Name:

Suggested Monthly Rent: Per CMA suggestions

Leasing Fee - 1/2 of first month's rent:

Monthly Management Fee:

Reserve Maintenance Account:

Estimated Initial Re-key & Smoke Alarm Inspection:

Estimate includes replacement of Smoke alarms. Units older than 8 years will be replaced (approx. \$25 each). We advise owners to do this themselves.

Estimated Professional House Cleaning:

Estimate is for a Make Ready Deep Cleaning on an average property. Additional charges may be applied for trash haul off and the state of property.

Estimated Professional Carpet Cleaning:

Estimate is for a Make Ready Carpet Cleaning on an average property. Additional charges may be applied for pet deoderizer, scrubbing, stains, repairs etc.

Estimated General Maintenance:

Total estimated start-up costs

When the total owed exceeds the 1st month rent collected; the overage will be collected from the (2nd) month's rent payment unless paid via an owner contribution.

### Estimated Owner Draw Each Month

(Excluding any balances or maintenance)

Monthly Management Percentage:

Suggested Monthly Rent:

Monthly Management Fee:

Estimated Monthly Owner Draw:

Rental Property Address			
Owner Name per Appraisal District			
Marketing Schedule			
1-7 Days	7-10 Days	20+	30+

Per management agreement

Per management agreement

\$400 minimum per property held in escrow

Approx. \$70.00 per door, \$25.00 per door viewer, \$35.00 for Sliding Door Pin. \$2.50 per smoke alarm for inspection. \$30.00 per smoke alarm for replacement of older than 8 years. Does not include any repairs or conversions

\$0.18 per square feet, dependent of extenet of work

\$250 - \$450, depended on condition and extent of work

Dependent on condition of property after owner move-out. Any required repairs over \$400.00 will be discussed with owner

\$0.00	\$0.00	\$0.00	\$0.00
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10%	10%	10%	10%
\$1,800.00	\$1,700.00	\$1,600.00	\$1,500.00
\$180.00	\$170.00	\$160.00	\$150.00
<b>\$1,620.00</b>	<b>\$1,530.00</b>	<b>\$1,440.00</b>	<b>\$1,350.00</b>

### STATEMENT OF UNDERSTANDING AND ACKNOWLEDGEMENT OF RECEIPT

Signing this acknowledgment indicates that you have reviewed the figures. The above numbers shall serve as an estimate for the initial/1st month of management fees.

Worksheet does not supersede the Management Agreement between the signed parties.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date