



## Beaumont Property Management

61 Logan Lane  
Monterey, California 93940  
831-643-2328

### PROPERTY MANAGEMENT FEE DISCLOSURES

Revised March 2008

#### **Residential Placement *plus* Continuing Monthly Property Management:**

A one time **Residential Placement Fee** of 50% of the full contracted monthly rent for the first Resident placed in the property with a minimum fee of \$750. **In addition**, the minimum fee for continuing **Monthly Property Management** will be 11.5 % / \_\_\_\_\_% of rents collected with a minimum monthly fee of \$150. The fee for the second and all subsequent Residents placed in the property to be \$350.

#### **Residential Placement only:**

A **Residential Placement Fee** of 50% of the full monthly contracted rent with a minimum fee of \$750.

#### **Coordination and Supervision of Repairs and Maintenance:**

A fee for coordination and supervision of repair and maintenance work of \$\_\_\_\_\_ /hour with a minimum fee of 10% of invoices paid. **This fee will not be charged to our full time continuing monthly management accounts unless BPM spends more than 1 hour on the property account in any one month.**

#### **Consulting and Residential Estate Management:**

A fee of \$150 per hour plus expenses will be charged for Consulting Services with a minimum fee of \$150. The fee for Residential Estate Management with services tailored to owner requirements will be expressed in a written addendum to our PM contract. The minimum monthly charge for Residential Estate Management will be \$300.

#### **Cancellation Fee:**

Owner or Broker may terminate BPM services with 30 days written notice. However, if Owner terminates, the Broker will receive the unpaid portion of the scheduled property management fees through the termination date of lease contracts or those fees which would have been paid for 12 months from the start date of month to month contracts.

#### **Application Fees:**

BPM retains these fees to cover the cost of processing applications.

#### **Late Fees:**

BPM retains these fees to partially cover the cost of "chasing" late paying residents.

#### **Returned Check Fee:**

BPM retains returned check fees charged to residents whose checks are returned unpaid for whatever reason.

#### **Marketing Fees:**

Client/Owners typically will pay negotiated fees for advertising their properties for lease or rent. Options for local newspaper advertisements, costs to place and recover signage, photographic charges, web site and voice mail posting(s), etc, are typically borne by the Client/Owner.

**The terms and fees expressed above are typical examples and may be subject to change. Specific terms and fees are expressed in more detail in the actual Property Management Contract executed by Broker and Owner.**

Initials: Owner \_\_\_\_\_ Broker \_\_\_\_\_

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