



# TERRA REALTY, LLC

Buy | Sell | Property Management

## PROPERTY MANAGEMENT SERVICES OVERVIEW

Terra Realty was started by investors, for investors, and has the expertise to manage your portfolio efficiently and effectively. Below is a high-level overview of the services Terra Realty will provide and any applicable fees:

- Onboarding Fee of \$250/unit, discounted for multi-unit portfolios
- Turnover Management
- One-month's rent to place new tenant
- No management fees while vacant
- Management fee of 10% of Rent collected, negotiable for multi-unit portfolios
- Management fee capped at \$200/unit
- \$250 for City Certification process (excludes city fees, in-house labor, and third-party contractor costs)
- \$75/unit (optional) Biannual Inspection
- \$75/hour for in-house labor
- No mark-up on materials purchased for in-house repairs
- 15% markup on Third-Party Contractor services, for managing Contractor
- \$50 to send eviction notice
- If eviction follow up is required, then \$50 to manage eviction (excludes third-party attorney's fees)
- We collect a *fully refundable* "Owner Reserve" of \$1,000 to cover mid-month expenses.
- We provide a 60-day satisfaction guarantee—If you are not satisfied and cancel within 60 days, then we will return the onboarding and management fees collected.

If for any reason, at any time, you are not satisfied with our management services, we will never charge you a fee to leave.

Terra Realty, LLC

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