

McCaw Property Management	Lease Only	Full Service Management	Management Plus (1-year minimum)
Management Fee	N/A	8% of monthly rent collected	\$235 monthly
Tenant Placement	100% of first month's rent	75% of first month's rent	50% of first month's rent
Marketing Property	√	√	√
Professional Photos and Professional Video Tour	√	√	√
Market Analysis	√	√	√
Landscape Services (Vacant Properties)	N/A	Price varies by square footage	Price varies by square footage
Tenant Screening	√	√	√
Lease Preparation	√	√	√
Move-in Property Condition	√	√	√
Move-out Property Condition	N/A	√	√
State Property Rental Code Compliance (Sec 92 - locks, doors, smoke detectors)	Owners expense	Owners expense	Owners expense
Rent Collection	First month's rent only	√	√
Direct Deposit for Owner Draws	√	√	√
Lease Renewal	\$250	\$100	√
Annual Property Condition Report	\$200 upon request by owner	\$100	√
Management Fees while vacant	None	None	None
Eviction Administrative Services	Negotiable	\$55.00 per hour	√
Eviction Protection Plan	N/A	\$10 monthly	√
Eviction Third Party Filing Service	Varies	Varies	√
Maintenance Coordination	N/A	√	√
Monthly Owner Statements & Annual 1099	1099 only	√	√
Owner and Tenant online Portal (online payments)	N/A	√	√
Credit Reporting	N/A	√	√
SUREVESTOR INC. Landlord Protection Policy	N/A	OPTIONAL SUREVESTOR INC. Scheer Premier \$355 per year \$1,000 - \$2,000 Monthly Rent \$455 per year \$2,001 - \$3,000 Monthly Rent	SUREVESTOR INC. Scheer Ultimate √
HVAC Preventative Services (Tune-Up)	N/A	\$75 twice a year per unit	√

- McCaw Property Management periodically is compensated by third party vendors.
- There is a \$50 utility fee setup per utility and \$10 fee each time funds are added.
- There will be a \$50 trip fee to meet inspectors or appraisers at the property
- DFW Landlord Services is a subsidiary of McCaw Property Management