

McCaw Property Management	Lease Only	Full Service Management
Management Fee	N/A	8% of monthly rent collected—minimum \$75 with a maximum of \$150. Only when rent is collected.
Tenant Placement	100% of first month's rent	75% of first month's rent
Marketing Property	Included	Included
Market Analysis	Included	Included
Landscape Services (Vacant Properties)	Price varies by square footage. Available only during marketing and an upfront contribution must be made.	Price varies by square footage. Available only during marketing and an upfront contribution may be requested.
Tenant Screening	Included	Included
Lease Preparation	Included	Included
Move-in Property Condition	Included	Included
Move-out Property Condition	\$75 – if a make ready is warranted and MPM is awarded the job, this fee will be deducted from the estimate	Included
State Property Rental Code Compliance (Sec 92 - locks, doors, smoke detectors)	Owners expense	Owners expense
Rent Collection	First month's rent only	Included
Direct Deposit for Owner Draws	Included	Included
Lease Renewal	\$250	\$100
Annual Property Condition Report	\$200 upon request by owner	\$100
Management Fees while vacant	None – Note for any services performed, a contribution may be required to cover cost	None – Note for any services performed, a contribution may be required to cover cost
Eviction Administrative Services	\$55 per hour	\$55 per hour
Eviction Third Party Filing Service	\$200 - \$380	\$200 - \$380
Maintenance Coordination	N/A	Included
Owner Statements	Once	Monthly
Annual 1099	Included	Included
Owner and Tenant Online Portal	N/A	Included
Credit Reporting (past due accounts)	N/A	Included
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