nvpm
Property Management Services, Inc.

Your Agreement at a Glance

This summary makes the key points and policies of our partnership easy to find. Please note that your signed Property Management Agreement remains the official governing document.

What you can count on

Marketing is on us

Finding great residents shouldn't be an extra line item. We cover the cost of advertising your listing on top rental networks and highlight it right on our own NVPM.net website.

Thorough resident screening

Every applicant goes through our full application and credit screening. Applicants pay the screening fees, not you.

Paid on time, every month

Your funds arrive by direct deposit by the 15th, with statements in your 24/7 online owner portal.

No long-term lock-in

Our agreement is month-to-month. Either of us can end it with 30 days' written notice. An early termination fee applies only in the first 12 months.

Fees, kept simple

Management fee	We collect a % of gross rent. Your exact rate is in your agreement.
Marketing	**Included.** Marketing is paid by NVPM.
Application fees	**Paid by applicants,** never by you.
Late rent fees	Collected late fees are split. You keep the bulk of the fee, and we retain just our standard management rate.
Turnover fee	**No startup fees.** $150 per unit only when a resident moves out. This covers the pre-move-out, move-out and move-in walkthroughs, inspections and photos, as well as post-repair inspections.
Early termination	**50% of one month's rent** if you end the agreement within the first 12 months. Waived if you sell, or if we didn't do our job.

Continued on back

Your money, handled with care

Reserves

A small cushion we keep from your rent so bills and repairs are always paid on time: $500 per detached single-family home, or $1,000 per multi-family property (duplexes, apartments, condos). Negotiable, and if your bills grow, we'll talk with you first.

Security deposits

Held in our trust account and excluded from your monthly distributions. After move-out, any charges for damage or cleaning are covered first, and the balance is returned to the resident. If management ends, the deposit transfers to you.

Bills paid for you

We can pay HOA dues, loan payments and utilities from your rent, and set up those accounts so you don't have to.

Always in the loop

Monthly statements and reports by email and in your online owner portal, any time.

Repairs & maintenance

A dedicated maintenance coordinator handles every repair request from start to finish, and we ask for your approval before any repair.

Prefer fewer calls? Set a dollar amount, and we'll simply take care of smaller repairs.

Emergencies that threaten health, safety or the property are handled right away, and we let you know as soon as possible.

If your plans change

Ending management: 30 days' written notice. An email counts. The early termination fee applies only in the first 12 months.

Selling: let us know 30 days before you list. There's no fee. We'll coordinate showings with your residents, and we'd be glad to keep managing for your buyer.

Getting started

1. Sign your management agreement.
2. We visit your property to capture the details.
3. We email you a link to set up your owner portal and direct deposit.
4. We're here to help you through the entire process, every step of the way.

Questions? We're happy to help.
1288 E. 1st Avenue, Suite 120, Chico, CA 95926
530-566-9223 · info@nvpm.net
nvpm.net

This sheet is a summary for convenience only. Your signed Property Management Agreement governs. License #01978824.