JEREMY HIGGINS

Property Management
DRE#01484794

We recognize the value, whether emotional or financial, of the home we manage and will provide it with the care and respect it deserves.

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JEREMY HIGGINS
PROPERTY MANAGEMENT
SERVICE PLANS

	Full Service Plan*	Essentials Plan*	Budget Plan	Tenant Placement Only Plan
Best fit for	Owners seeking to preserve and maximize the long-term value and return of their property.	Owners aiming to reliably maintain their property's current condition and status quo.	Owners primarily focused on essential management tasks and cost-efficiency, rather than proactive value enhancement.	Hands-on owners who prefer to manage their property themselves but want expert help finding and screening qualified tenants.
Monthly Fee	**12.5%** of rent	**9.5%** of rent	**6.5%** of rent	**Flat fee** (minimum $3,000)
Tenant Placement	Included	½ month's rent	1 month's rent	------
Inspections	Includes biannual in-person, Annual HVAC system inspection and gutter & duct cleaning; pest & roof inspections every 2 years; and a full home inspection every 5 years.	Requires biannual in-person property inspections (Owner billed **$250** for each). Optional preventative checks (like HVAC, pest, roof) are also available upon request (Owner pays vendor cost plus a $100 coordination fee per visit).	Requires move-out ($500). Optional inspections available ($350/each for general walkthroughs or $250 coordination fee + vendor cost for preventative checks like HVAC, Roof, etc.).	------
Lease Renewal Fee	------	**$500**	**$500**	------
Maintenance Coordination	Included (Owner pays vendor costs for actual repairs)	Included (Owner pays vendor costs for actual repairs)	Included (Owner pays vendor cost + 10% fee)	------
Financial Reporting	Full reports	Full reports	Limited reports	------
Onboarding Fee	------	**$1,000** if property is tenanted ($0 if vacant)	**$1,000** if property is tenanted ($0 if vacant)	------
Services	------	------	------	Includes marketing, showings, screening, lease preparation, move-in coordination.

*Bulk Portfolio Discount: Applies to Full Service & Essentials plans for owners with multiple properties meeting criteria (**Tier 1:** 5+ props/$12.5k+ rent; **Tier 2:** 10+ props/$25k+ rent) with corresponding % discounts.

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