



Attention Owners!

Effective 1 September 2019, all of the RentWerx Property Management Agreements will be updated to a new pricing and feature model for all owners. This change is being done to offer our clients the highest level of service at the best price possible.

### Changes to Silver Plan

- The Silver Plan will go from a management fee equal to One Month's Rent divided by 12 to a flat fee of \$125.
- The Leasing Fee will go from 50% of the First Month's rent to a \$600 Flat Fee.
- Assurance packages like Eviction Assurance, Damage Assurance, Rent Protection, or Animal Protection will go from between \$5-\$9/ Month to \$10/ Month each. **OR, you can purchase ALL assurance packages for \$25/ Month.**
- Maintenance Oversight will remain at 10% of the total invoice amount, however, it will now be capped at a total fee of \$65 per invoice. So, if a repair were to cost \$5,000 for example, the coordination fee would only be \$65 as of 9/1, not 10% of the total invoice amount as is the current policy.

### Changes to Gold Plans

- The Gold Plan will go from a management fee of \$195/ Month to \$185/ Month.
- ALL Assurances are now included at No Additional Charge: Eviction Assurance, Damage Assurance, Rent Protection, or Animal Protection.
- Annual Inspections (one per year) are NO Longer included and will be charged at \$95/ Inspection.
- Maintenance Oversight will remain at 10% of the total invoice amount, however, it will now be capped at a total fee of \$65 per invoice. So, if a repair were to cost \$5,000 for example, the coordination fee would only be \$65 as of 9/1, not 10% of the total invoice amount as is the current policy. All invoices will incur a oversight charge, not to exceed \$65.

### Changes to Platinum Plans

- Owners on the Platinum Plan will no longer have to pay a \$275 Renewal Commission, or any Renewal commission – that fee is now waived as of 9/1.
- There is now NO \$300 Leasing Fee – Leasing the property will now be done at NO CHARGE.

- The Annual Tax Prep Fee of \$40 will now be charged once per year, in January.
- A Maintenance Oversight charge of 10% of the total invoice amount will now be applied to any maintenance invoice. However, it will be capped at a total fee of \$65 per invoice. So, if a repair were to cost \$5,000 for example, the coordination fee would only be \$65.

### **Changes to Multiple Property Owners**

- The leasing fee will now go from 50% of the First Month's Rent to \$600 Flat.

We value you as a RentWerx client and look forward to many years of service with you. Should you have any questions, feel free to contact your Portfolio Manager.

Thank you!

Brad Larsen, Owner – Broker

