

Property Owners—Need Management Services?



Consider *Denton County Property Management, Inc.* Here are some facts about us:

- We offer competitive pricing and exceptional service (see table below). It is structured with no up-front fees and to incent us to get you a quality tenant. *We don't get paid until you get paid!*
- We use a fair but firm management approach, with quick response for late rent and repairs.
- We specialize in single-family and small multi-family properties anywhere in Denton County.

Our Pricing/Service Details

Service	Our Cost	Notes
Monthly Management Fee	7% to 9% of Rents Collected	Based on number of units: ➤ 1-2 Units: 9% for all units ➤ 3-9 Units: 8% for all units ➤ 10+ Units: 7% for all units
Up-Front Fees Vacancy Fees Marketing Fees	\$0 \$0 \$0	Many firms charge additional fees. You don't pay a penny until there is a paying tenant.
Leasing Fee (new tenant)	50% of 1 month's rent	Many firms charge up to 100%.
Lease Renewals (existing tenant)	10% of 1 month's rent	Many firms charge up to 25%.
Cost of Repair Coordination	\$0	Some companies charge 3% – 7% of the repair cost.
Monthly Statements, Year-End Tax Statements	Yes, and Free	These services vary by company. A few charge for this, most don't.
Direct Deposit of Net Rents into Owner's Account	Yes, and Free	Many firms won't offer direct deposit, or will offer it and charge extra.
Evictions Mark-Up	\$0	Many firms charge extra for evictions. We pass through the costs but don't charge extra!
Late Fees Collected from Tenants	We split 50/50 with owner	Many firms keep 100% of the late fees.

940-735-1999 (Paul - direct line)

