

# 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 and Northwest Collin County.

## *Our Pricing/Service Details*

Service	Our Cost	Notes
Monthly Management Fee	7% to 9% of Rents Collected	Based on number of units: <ul style="list-style-type: none"> <li>➤ 1-2 Units: 9% for all units</li> <li>➤ 3-9 Units: 8% for all units</li> <li>➤ 10+ Units: 7% for all units</li> </ul>
Up-Front Fees	<b>\$0</b>	Many firms charge you "reserve" fees up front. We don't charge a dime until you have a tenant!
Vacancy Fees	<b>\$0</b>	If the property is vacant, we don't charge you a fee to maintain it.
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	<b>Free</b>	Some companies charge 3% - 7% of the repair cost
Monthly Statements, Year-End Tax Statements	Yes, and <b>Free</b>	These services vary by company. A few charge for this, most don't
Direct Deposit of Net Rents into Owner's Account	Yes, and <b>Free</b>	Many firms won't offer direct deposit, or will offer it and charge extra.
Evictions	<b>Free</b>	Many firms charge for this. 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)**