



OWNERS PRICE LIST

Monthly Management Fee 7.8%

The fee for managing a residential unit such as a single-family home, townhouse or multi-unit property.

Monthly Fee Covers:

- Rent Collection: If a tenant isn't paying their rent, you don't pay the monthly management fee.
- Rent reminders to tenants if rent is late
- Communication with tenants
- Paying bills and expenses
- Maintenance Coordination
- Annual Property Inspections
- Bookkeeping and accounting
- Monthly payment disbursements to owners
- Access to online Owners Portal where owners can view income and expenses
- Emergency after hours availability

New Client Set-Up Fee \$90

One time fee for new clients. Existing clients may add additional rental properties at no charge.

New Tenant Placement Fee 40% of Rent

This one-time fee includes:

- Marketing & Advertising: Including photographing the property, a 360 degree virtual tour, and advertising the property on all major listing websites.
- Tenant Screening: Including background and credit checks, income verification, criminal and eviction history, and other screening processes to ensure that the tenant is qualified and reliable.
- Property Showings
- Lease Preparation and Signing
- Coordination of Move-In: Including move-in inspection, transference of keys, and explanation of tenant responsibilities as well as specific property rules & regulations.

Note: The fee for tenant placement services **without** ongoing monthly management services is equal to one month's rent.

Vacant Property Fee \$0

If no tenant is paying to live in your unit, you do not pay the management fee!

Lease Renewal Fee \$150

Renewal options are reviewed with the owner prior to offering them to the tenant. Tenants will receive at least two options at renewal time (fixed term or month-to-month) at least 100 days prior to lease expiration.

Eviction Costs - Variable

There is no fee for sending rent payment reminders or balance due notifications to tenants. However, if these reminders do not result in successful collections, a complete legal eviction process may become essential. The property owner is responsible for covering fees associated with process servers, attorneys, court proceedings, and other eviction-related expenses. To circumvent such costs and potential delays, certain property owners opt for a "cash for keys" strategy to encourage tenants to vacate the premises voluntarily.

Contract Termination Fee \$0

Ending a signed property management agreement generally incurs no charges, except in one specific scenario. If the owner decides to cancel the agreement before Best Life has the opportunity to place the initial tenant, a termination fee of \$250 applies.

Maintenance & Repairs Coordination - Included

Our in-house maintenance team is committed to saving owners money through a strategic and cost-effective approach. Firstly, we prioritize avoiding unnecessary repairs, ensuring that only genuinely required work is undertaken. This helps prevent unnecessary expenditures and preserves your budget. We will also happily provide owners with a list of suggested preventative maintenance items, customized for your property, at your request.

Additionally, under our contractors license, we have the capability to replace like-for-like items (such as bad electrical switches, light fixtures, bath faucets and cartridges, drain and toilet repairs, appliances, etc.) **at a significantly lower cost** compared to hiring specialized professionals such as electricians or plumbers. This proves advantageous in situations where the complexity of the task does not warrant the higher hourly rates associated with these specialists.

Moreover, our team excels in troubleshooting common issues at no additional cost whenever possible. Our team's versatility allows us to handle various maintenance tasks efficiently, offering a cost-saving alternative without compromising on quality.

In essence, our in-house maintenance team strives to be a comprehensive and economical solution for property owners, ensuring that only essential repairs are carried out, troubleshooting is provided at no extra charge whenever possible, and cost-effective replacements are made under our contractors license, reducing the need for higher-priced specialists.

Best Life Repairs - Oregon CCB# 246705

Maintenance Portal - Included

Residents can submit repair requests through the Best Life resident portal. The Best Life maintenance team manages the entire repair process, handling coordination from initiation to completion. We negotiate competitive prices for materials and labor with trusted, licensed vendors. It's important to note that Best Life never inflates invoices or adds extra fees to account for these services. **These services are included in our management fee.** We maintain effective communication and coordination with tenants, plumbers, electricians, and other contractors to ensure prompt and efficient completion of repairs.

Capital Improvements Coordination 10% Project Fee

Capital improvements are significant enhancements or modifications made to a property that are intended to increase its overall value or extend its useful life. These projects may include renovations, upgrades, or structural changes that go beyond regular maintenance. A 10% capital improvements project fee refers to an additional charge assessed on the total cost of a capital improvement project.

The 10% fee is applied as an additional charge assessed on the total cost of a capital improvement project, and it serves as compensation for project management, oversight, and coordination services provided by the entity overseeing the project. This fee helps cover the costs associated with planning, executing, and completing the capital improvement work, ensuring that the project is carried out efficiently and meets the necessary standards.