

Upward Property Management, Inc.

California Broker's License # 01861218

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FEE SCHEDULE FOR INDIVIDUAL SERVICES

The following fees are for individual management services only; these fees are not associated with any specific Management Agreement. If you have a Management Agreement with us please refer to that document for your pricing. If you are comparing our services with your present management company, please see our complete Management Agreement, in the "Owners" section of our website, as we offer several discounts for complete service. We can always tailor an agreement to your properties' specific needs.

FOR A COMPREHENSIVE LIST OF AVAILABLE SERVICES PLEASE SEE OUR MANAGEMENT AGREEMENT, IN THE "OWNERS" SECTION OF OUR WEBSITE.

LEASING SERVICE:

We will advertise and show your property, screen prospective residents using credit and eviction information, execute the Rental Agreement (Lease or Month-To-Month). The cost for this service is 1/2 of the first month's rental amount, plus the cost of any advertisement.

NOTICE PREPARATION AND SERVICE:

California Tenant/Landlord Laws are very specific in regard to the preparation and service of all notices. We will execute and serve all notices associated with tenancy, in accordance with California Law. The cost for this service is \$60 per notice; this includes all residents listed on the Rental Agreement.

END OF TENANCY SERVICE:

California Law is extremely specific in regard to the end of tenancy and the handling of Security Deposits. If performed incorrectly or outside of the prescribed timeframe the automatic fine is \$600.00 plus up to two times the amount of the Security Deposit. We can perform the "Initial" and "Final" Walk-Throughs, as prescribed by law and complete the forms for the Disposition of Security Deposit. These services can only be performed within the legal specified time frame; we must begin the process as soon as a move-out date has been established or a Three Day Notice to Quit expires. The cost for this service is \$250.00.

WE LOOK FORWARD TO DESIGNING A MANAGEMENT AGREEMENT THAT ADDRESSES YOUR PROPERTIES' SPECIFIC NEEDS.

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Visit us on the web at: www.upwardpropertymanagement.com