



PIONEER REAL ESTATE

Property Management Proposal

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Sales and
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Management Fees

- ▶ 9% of Collected Rent
- ▶ 50% of Collected Late Fees
 - ▶ \$295 Set-up Fee

COLDWELL
BANKER 

The logo is contained within a white rectangular box with a thin black border. The background of the logo is dark blue.

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FOR RENT



Overview of Services

- ▶ Install a Professional “For Rent” Sign
 - ▶ Pay For Internet Advertising
 - ▶ Personally Show Prospective Tenants
 - ▶ Thoroughly Screen Applicants



Overview of Services

- ▶ Property Walk Through and Evaluation
- ▶ Photo Documentation, Before and After Each Tenant
- ▶ Interior Inspections Upon Lease Renewal



Overview of Services

- ▶ Transfer of Utilities
- ▶ Coordinate Repairs and Maintenance With Owner
- ▶ Hire/Contract With Lawn Care, Pool Service and Specialty Vendors as Needed
- ▶ We only use licensed and insured contractors



Professional Relations

- ▶ We Build Business Relations With The Tenant
- ▶ All Owner, Tenant and Contractor Communications Are Done Through The Management Company



Bookkeeping / Financials

- ▶ Collect the Rents
- ▶ Distribute the Funds
 - ▶ Detailed Monthly Statements Available On Line
 - ▶ Annual 1099 Tax Statement
- ▶ All Transactions Are Through Federally Insured Trust Accounts



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Terms of Agreement

- ▶ One Year
- ▶ Renewed Annually

A large, bold, red, sans-serif word "RENTED" is stamped diagonally across the entire sign area, from the bottom left towards the top right.

The logo for Coldwell Banker, featuring the words "COLDWELL" and "BANKER" in white, bold, sans-serif capital letters stacked vertically on a dark blue rectangular background. To the right of the word "BANKER" is a small white square icon containing a stylized "C" and "B" symbol.

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