

Property Management PLUS

FRONT ROYAL · WARREN COUNTY · VIRGINIA

Most managers in this valley will not tell you what they charge until you sign. *Here is every number.*

130+

DOORS MANAGED

75+

PROPERTIES

24hr

RESPONSE COMMITMENT

0%

MAINTENANCE MARKUP

§ 1 Management fee

One rate, tiered by the number of doors you own. It never changes after a promotional period, because there isn't one.

1-4 DOORS

10%

of rent collected

5-10 DOORS

9%

of rent collected

11-24 DOORS

8%

of rent collected

25+ DOORS

7%

of rent collected

Collected — not billed, not scheduled. If the rent doesn't arrive, we don't earn on it. Vacant units cost you nothing in management fees.

No introductory rate. Teaser pricing that steps up in year two is common in this market. The tier you start on is the tier you stay on.

§ 2 Included in that rate

Everything below is covered by the management fee. The notes on the right are what area managers commonly bill separately for the same work.

▪ Onboarding & account setup often \$150	▪ Annual interior & exterior evaluation often \$75–\$150
▪ Move-in & move-out inspection with photo report often extra	▪ Vendor invoices billed at cost, no markup industry 5–15%
▪ No vacancy fee often \$50–\$100/mo	▪ Marketing, photography & listing syndication often \$100–\$200
▪ Utility transfer often billed hourly coordination at turnover	▪ Rent-ready assessment & market pricing analysis
▪ Tenant screening — credit, background, income applicant-paid	▪ Owner & resident portals, 24/7 maintenance line
▪ Rent collection by ACH and card	▪ Monthly owner statements & year-end 1099s
▪ Late-fee pursuit and lease enforcement	▪ Routine repair & contractor coordination

Coordinating a utility transfer is included. Paying your bills on your behalf — utilities, taxes, insurance, HOA dues, or a mortgage — is a separate service priced in § 3.

§ 3 Additional services

Charged only when the work happens. This is the complete list — there is no other schedule.

SERVICE	OUR FEE	AREA NORM
New resident placement Marketing, showings, screening, lease preparation	100% of first month	50%–100%
Lease renewal or extension Market review, renewal terms, addenda, execution	25% of one month	25%–50%
Lease modification Adding a resident, pet addendum, roommate change	\$75	~\$200
Renovation project management Projects over \$2,500 — budget, bids, oversight	10% of project	10%
Eviction coordination Notices, filings, attorney coordination. Legal costs separate.	\$400	\$300–\$500
Court appearance	\$150	varies
Insurance or warranty claim coordination	\$100	varies
Scheduled bill payment Utilities, HOA dues, insurance premiums, property tax — each payment scheduled, verified as posted, and recorded to your statement	\$25 per payment	varies
Mortgage or deed of trust payment Requires one full payment plus \$500 held on deposit. If the reserve is short five business days before the due date, we notify you and do not pay.	\$50 per payment	rarely offered
Bill-pay monthly cap, per property Everything above, however many payments it takes	\$85/mo	\$50–\$300/mo
Returned payment Charged to the resident, not to you	\$50	\$25–\$50
Maintenance reserve Held in your account, refunded on departure	\$500/unit	\$200–\$500
Early termination by owner	2 months' management fee	1–3 months
Setup · vacancy · maintenance markup · evaluations	None	see § 2

§ 4 What it actually costs

A single-family rental at \$1,500 per month. First year includes placing one resident; second year is a renewal.

Compared against a typical area manager at 9.9% with standard add-on fees.

LINE ITEM	PMP	TYPICAL
Management on \$18,000 collected	\$1,800	\$1,782
Account setup	\$0	\$150
Resident placement	\$1,500	\$1,500
Annual evaluation	\$0	\$150
Year one	\$3,300	\$3,582
Year two — renewal, no turnover	\$2,175	\$2,082
Management plus one renewal; no setup, no evaluation, no placement		

\$282 less in the year you place a resident — because we charge nothing to open your account, nothing for the annual evaluation, and nothing on top of the repair invoices that get the unit rent-ready.

In a quiet renewal year we run slightly higher. We would rather tell you that here than discover it with you in month fourteen.

12 months

RESIDENT REPLACEMENT

If a resident we placed and screened breaks their lease within twelve months, we re-market, re-screen, and place the next one at no placement fee to you. Most managers in this market guarantee six.

REQUEST A RENTAL ANALYSIS

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ONLINE

propmanageplus.com

MAIL

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Rental properties are listed through Morris & Co. Realty, LLC, 1220 N. Royal Avenue, Front Royal, VA 22630. Fees are stated per managed unit and are governed by the executed Property Management Agreement, which controls in the event of any conflict with this schedule. Rates are subject to change for new agreements; your executed agreement fixes your rate for its term. Property Management PLUS provides equal professional service without regard to race, color, religion, sex, disability, familial status, national origin, sexual orientation, or gender identity of any prospective client, customer, or resident. We do not provide legal or tax advice.