



Pricing Structure

Vacant Property Services

	<u>Service Level</u>	<u>Price</u>	<u>Services</u>
Vacant	Basic	\$50.00 per mo	Coordinate Lawn care 3x/mo March through October - cost \$95/mo Monthly inspection with Report Notify Municipality of Management Notify Owner of Municipal Requirements and if issues arise
	Basic+	\$80.00 per mo	Same as basic with Bi-Weekly inspections and reports
	Basic ++	\$120.00 per mo	Same as basic+ with Weekly inspections and reports
Make Ready	Inspection Ready	\$250.00	Coordinate Lawn care 3x/mo March through October - cost \$95/mo Order Municipal Occupancy Inspection (cost included) Meet Inspector Provide Report from Inspector Provide Bid for Work if Needed Do Work Needed (Owner must provide funds prior to work commencing) Schedule and Meet in Inspector for Re-inspect Provide Occupancy Permit to Owner
	Needs Work	\$500.00	Coordinate Lawn care 3x/mo March through October - cost \$95/mo Provide Bid for Work Needed to Make inspection Ready (Does not Guarantee it will pass inspection) Inform Owner of Possible Code Issues Provide Bids from Licensed contractors if Code work is required Coordinate All Bid work to completion (owner must provide funds prior to work commencing) Order Municipal Occupancy Inspection (cost included) Meet Inspector Provide Report from Inspector Provide Bid for Work if Needed Do Work Needed (Owner must provide funds prior to work commencing) Schedule and Meet in Inspector for Re-inspect Provide Occupancy Permit to Owner
	The Turn (must be management client)	\$400.00	Coordinate Lawn care 3x/mo March through October - cost \$95/mo Provide Bid for work to Make unit Rent Ready on Day Tenant Moves Out Inform Owner of Possible Code Issues Provide Bids from Licensed contractors if Code work is required Coordinate All Bid work to completion (owner must provide funds prior to work commencing) Order Municipal Occupancy Inspection (cost included) Meet Inspector Provide Report from Inspector Provide Bid for Work if Needed Do Work Needed (Owner must provide funds prior to work commencing) Schedule and Meet in Inspector for Re-inspect Provide Occupancy Permit to Owner

Leasing Services¹

Property Must be Rent Ready and have Occupancy Permit Ordered to utilize these Services

<u>Package</u>	<u>Lease Term</u>	<u>Fee</u>	<u>Services</u>
Leasing Go	1yr Lease	\$850	AMOSO will Visit Property and Take Web Quality Photos for Marketing AMOSO will create Internet Friendly Marketing Description with Photos of your Rental Unit Unit listed on the MLS for Lease Unit submitted to 40 of the most popular rental websites on line Unit listed in Available Homes on AMOSOproperties.net All Leasing Phone Calls from Potential Renters answered 24/7 and internet Leads followed up on within 24 hours Schedule Showings Take Applications Run Credit, Criminal, Sex Offender List Checks, Income Verification and Rental History Check Provide Applicant/s summary with AMOSO Recommendation (thumbs up/thumbs down) to owner for final Decision Services includes locating up to TWO "thumbs up" qualified Applicant/s for your review
	2 yr Lease	\$1,100	
	3 yr Lease	\$1,350	
	4yr Lease	\$1,600	
Leasing Premium	1 yr Lease	\$1,050	Same as Leasing Basic plus Walk Through Video Creation and posted to AMOSO YouTube Channel and used on all online Rental sites that allow videos Unit posted to Premium Websites and Marked to top of rental list Weekly Posting to Craigslist.org Quick Leasing Guarantee ² - We'll Lease your Property in 30 days or Less or Refund your Money
	2 yr Lease	\$1,300	
	3 yr Lease	\$1,550	
	4 yr Lease	\$1,800	
Leasing Extreme	1 yr Lease	\$1,250	Same as Leasing Premium + 3D visual walkthrough of your unit will be used and posted to ammos' YouTube Channel and used on all online Rental sites for videos Increase Premium Ad Budget by \$50 Meet Guarantee of Lease for Free
	2 yr Lease	\$1,500	
	3 yr Lease	\$1,750	
	4 yr Lease	\$2,000	
Renewals	6mo to yr	\$250	Will Renew Lease for minimum 6 mo term, on lease provided by Owner, with and Agency Disclosure document, or an AMOSO Lease if Owner is signed up for at least a Rent Collection Package.
	18 mo to 2 yr	\$500	
	30 mo +	\$750	

If owner declines 2 "Thumbs Up" qualified Applicants, service is complete, however owner can extend service for two more thumbs up applicants for \$100

Move-in / Move-out Services

Services included at no additional cost with Leasing and Occupied Property Service Package Selected

		<u>Services</u>	
Move-In	\$75.00	Lease Signing on Owner Provided Lease with Agency Disclosure or AMOSO Lease of Owner is signed up for Rent Collection Package Key Delivery 1st Month Rent and Security Deposit Collection (Tenant must pay in full to be allowed to move-in) Move-in Walk Through with Pictures Move-in Inspection Report Provided digitally to Owner	
Move-Out	\$125.00	Schedule Pre-Move-out Inspection Walk Through with Tenant within last 30 days of Lease Period, Inform Tenant of Responsibilities on Move-out and Expected condition of Property to receive Security Deposit Refund Schedule Final Walk Trough with Tenant at Lease Period End Date, Take Pictures and do Inspection Report Collect Keys from Tenant Provide Owner Walk Through report for Security Deposit Disposition	
Locks and Keys	AMOSO Master Lock Program	\$185/unit	All Exterior doors will be re-keyed to the AMOSO Master Lock to allow for efficiency for Leasing and Maintenance Services

Occupied Property Services

Service Level		Price		Services
Accounting	Rent Basic	\$30.00 per mo 1st five unit \$15.00 per mo addl units		Address for Tenants to Mail Rent to Online Tenant Portal for tenants to see ledgers, pay rent via Credit Card and ACH Online Owner account to review Property and Tenant Status Late fee Posting on the 6th of month Online Owner Portal to review monthly Statements Monthly Owner Statement emailed and Posted to Online portal last day of every month
	Rent +	\$40.00 per mo 1st five unit \$25.00 per mo addl units		Same as Rent Collection Allowed to Select Rent Due dates other then the 1st of the month (late fees added day after due date) Late notices sent to Tenants via email on the 6th and 16th of the month Two Owner Statements emailed and posted to Owner Portal on 15th and last day of every month
	Rent ++	\$45.00 per mo 1st five unit \$30.00 per mo addl units		Same as Rent Collection + Daily Late Fees allowed Daily Late Notices sent to tenants via email and txt after the 6th of the month 3 Owner statement emailed and posted to Owner Portal on
	Bill Pay ^{3&4} (must be signed up for a rent collection Service)	\$10.00 per mo per unit + \$1.50 per Bill Paid		Have Property related invoices sent to us to Pay from Rents Collected Have non-tenant responsibility Utilities bills sent to us pay from Rents Collected Property Level P&L and Balance Sheets available with Monthly Statements
Maintenance	Maintenance Select	\$25.00 per mo per unit		Provide 24/7/365 Maintenance Call Line - answered by someone in the US to tenants for Maintenance Requests Tenants will be mailed Maintenance Line Welcome Letter with Maintenance Line Magnet Provide online portal for Tenants to make Maintenance Requests All Maintenance Requests will be Routed to owner, or specific contractor of owner's choice
	Maintenance Easy ⁵	\$50.00 per mo per unit		Same as Maintenance Line Emergency Determination ⁶ AMOSO will coordinate all work with AMOSO approved Vendors ⁷ and Tenants ^{8&9} Confirm Work is completed timely with before and after photos Pay vendors invoice from Funds in Owner's account
Collections ¹⁰	Late Letter	<u>snail mail</u> \$5.00	<u>certified Mail</u> \$15.00	Letter will be sent to tenant at rental unit address, copy of letter will be emailed to owner. For certified mail deliver confirmation of receipt will be saved and provided digitally to owner
	3 Day and Out Letter	\$5.00	\$15.00	Letter will be sent to tenant at rental unit address, copy of letter will be emailed to owner. For certified mail deliver confirmation of receipt will be saved and provided digitally to owner
	Collection Calls	\$10.00		5 calls and texts to Tenant requesting payment - must make verbal contact once, notes provided digitally
	Abandonment Posting	\$35.00		In the event you think tenant has vacated property without notice, Formal posting with 10 day response period will be made at rental unit on front door. Photo Evidence Provided
	Pay or Eviction Posting	\$35.00		Bright Pink Notice posted on Tenants door instructing them to Pay or Eviction ⁹ . Photo Evidence Provided
	Payment Plan Negotiation	\$35.00		Will negotiate payment plan with tenant for back rent due, with final owner approval, initial payment towards back rent must be paid for plan to be initiated, signed payment plan docs will be provided digitally to owner and tenant.
Evictions ^{11&12}	Filing Service	\$225.00		Approved attorney will file Rent and Possession against Delinquent Tenant, and have Tenant Served, and appear at scheduled Court Date, and provide results of court appearance.
	Trial	\$125.00		If Tenant Requests Trial, This is the Fee for additional appearance by attorney
	Trial Appearance	\$100.00		If AMOSO Representative is required to appear at trial this is the appearance fee.
	Sheriff Service	\$75.00		If Sheriff is required to remove Evicted Tenant from Property, AMOSO Rep will meet sheriff at Property, change Locks (separate Lock Change charge), and take photos of condition of Property

Subsidized Housing Rates

Leasing	No additional Charge	No Guarantee is offered on Houses Owner approves for subsidize housing Rental Unit will be advertised with language **Approved for Section 8** Rental unit will be advertised on GoSection8.com
Move-in Flow	\$150 Additional Charge regardless of Package Selections	Fill out HAP Required Paperwork, and deliver to appropriate Housing Authority Meet HAP Inspector for Inspection If HAP Requires additional work to Property, Provide Bid for that work Complete work with owner approval and funds for work Paid prior to work commencing Schedule and Meet HAP Inspector for Re-Inspect Negotiate Rent (This is done after unit passes inspection) Complete Move-in with Tenant with standard Move-in Services
Annual Inspections	\$75	Meet HAP Inspector at Property Provide Owner with Inspection Report Provide Bid for Work Required per inspection
Rent Collections	+ \$3/mo per unit	Subsidized tenants have an added complication in bookkeeping that due to them having separate portions of rent that have to be applied correctly
Renewals	\$300	HAP Renewals are always 1 year Renewals, increased Fee is due to increased Paperwork involved

Due Diligence Services

Inspection ¹³	\$100.00	Arrange Access to Property Check utilities (if on) Check Systems (Plumbing Stack, Furnace and A/C unit) Inspect for Code issues Take pictures of all rooms in unit Do exterior Visual Inspection Inspect foundation for cracks Ground Level Visual analysis of Roof for obvious issues Provide Findings Report digitally to Owner
Inspection + Roof	\$150.00	Same as Inspection, with on Roof inspection included in Provided Report
Bid	\$75.00	Provide Bid for Making Property Rent Ready to Order Occupancy Inspection If Bid is approved and Funds provided, Price will be discounted \$75
Inspection ¹³ and Bid	\$160.00	\$15 Discount
Inspection + Roof and Bid	\$235.00	\$15 Discount

Setup Fees

All Services (except Due Diligence) Require an initial non-refundable Set up Fee

Setup Fee	\$75.00 \$30.00	Initial Each Tenant	Once set up Owner can increase or decrease service levels at any time with no additional setup fee.
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Conditions of Service

- 1** All Leasing Services require 4 year Leasing fee to paid up front, unless Rent Collection Package is selected. A refund for shorter term leases will be issued upon Accepted Application
- 2** Guarantee is subject to following Limitations
 - a. Property Must have Valid Occupancy Permit for move in at time of applicant approval
 - b. Guarantee is met upon delivery of Applicant/s that meet the following thumbs up criteria:
 - Applicant/s Monthly Gross Income is equal to or Greater then 3 times the Monthly Rent
 - Credit Score 600 or Higher
 - Clean Criminal History other then Traffic Violations
 - No Eviction or Landlord Actions in Past 7 years
 - Not on Sex Offender List
 - Applicant ready to move in with-in 45 days of Application Date
 - c. Guarantee met if Owner decides to accept applicant that does not meet all Thumbs Up criteria within the 30 day timeframe
 - d. Guarantee not offered for Houses offered to Subsidized Housing such as Section 8
- 3** Funds in owner's account must cover Total amount of Bill to be paid, or it will be left unpaid. Multiple bills will be paid greatest to least based on Fund availability
- 4** AMOSO Realty LLC and it subsidiaries WILL NOT Pay Mortgages, Property Insurance or Real Estate Tax Bills for an Owner
- 5** Must maintain a \$500 reserve per property in Owner Account for this level of service
- 6** Emergency Maintenance that constitutes immediate response is rare. Emergency Items are heating and cooling in Extreme weather, Temperatures Above 85°F and below 45°F, and unstoppable water flow causing damage to property, Emergency calls will be billed at Emergency Vendor Rates + 10% mark up
- 7** Labor Rate is \$43/hr. for General Maintenance, Material Billed at cost + 10% mark up, Vendor Invoices will incur 10% mark up to AMOSO Realty LLC dba AMOSO Properties
- 8** For Non-Emergency Maintenance, AMOSO will not enter a unit with out prior tenant knowledge and approval.
- 9** If after Tenant approval, Tenant does not cooperate or allow entry to the unit for maintenance, a \$65 trip charge will assessed, payable by owner. Charge can be added to Tenants ledger, if signed up for Rent collection service, at owners discretion. Placing units under management on the AMOSO Master Key Program is a good way to help prevent this.
- 10** Must be signed up for a Rent Collection Package to utilize these services
- 11** This notice has no legal consequences, it is simply a tactic to attempt to collect rent due
- 12** Eviction refers to Rent and Possession Proceedings. AMOSO Realty LLC and it affiliates do not provide Legal Council. If owners utilize these services. The Service will be provided by an Attorney approved by AMOSO Realty LLC.
- 13** Inspections and associated reports are provided for informational purposes only, there is no guarantee additional defects wont be found at property after inspection. AMOSO representatives have no professional Inspection certifications