



About Prospera Property Management

Taking care of rental properties is what we do. Prepare the place for display, advertise for tenants, show the properties secure credit and background records, do pre- and post-inspections, coordinate repairs, collect rents, and send them on to landlords. Prospective tenant qualifications and lease documents are submitted to owners for approval.

Monthly accounting statements itemize every dollar received and every penny paid out. The process is and can be step-by-step smooth. Should a tenant misbehave, fail to pay, or violate the lease, it is our job to enforce lease terms with notice, coordinate meetings with legal professionals. We do two equally important tasks – Lease Up and Continuing Management.

TENANT MATCHING:

Advertising	No cost to Landlord
Property showings	No cost to Landlord
Tenant Applications	No cost to Landlord
Tenant Credit Background Checks	Tenant Pays Fee
Tenant background report	No cost to Landlord
Tenant payments by credit card	Fees charged to Tenant
Rent Paid to Landlord	10 days after receipt

LEASE UP FEES

Zero to 17 months	1 months rent
18 to 35 months	1.5 months rent
36 months or more	2 months rent

MANAGEMENT FEES:

Monthly Percentage Fee	10% of rent
Monthly Minimum Fee	\$99 per unit, per month
Periodic house inspections	No charge
Landlord requested house visits	\$49 each
Lease Signing fee	\$299 Flat Fee
Lease Renewal	\$299 Flat Fee (no further commission)
Property Management assignment	\$299 Flat Fee (if applicable)
Eviction Administration	\$199 fee plus legal costs

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DETAILS: Elaine Ramaglia is Prospera Property Management, real estate broker with Stonemark, Inc. Services described here are an estate of work to be done, final arrangement of fees and services is only made with a written property management agreement. If Tenant subsequently buys the property, Landlord pays five percent sales commission to Manager. If Landlord elects to sell during the term of a lease, property management listing agreement remains in effect. Manager provides services on a good efforts basis but can not guarantee reliability of tenants or collection of rents.