

FEE SCHEDULE

Leasing Fee: Charged whenever we have to find a tenant, it is one month's rent for a one-year lease; for leases in excess of one year add 25% of one month's rent for each additional year or portion thereof.

NOTE: We must pay a sizable portion of this fee to the agent who shows your property and brings us a rental applicant that you accept. If you have the ability to show the home to prospective renters from within your circle of friends and colleagues we highly encourage you to do so. Simply refer any interested parties to us and we will process them in the same manner as if a leasing agent brought them to us but we charge you absolutely nothing to do this!

Lease Extension Fee: Charged whenever a lease is extended beyond its initial term, it is 25% of one month's rent prorated to the exact length of the extension.

Management Fee: Charged whenever a tenancy is in effect, it is 8% of the monthly rental amount with a discount offered for multiple properties. We have a \$100 monthly minimum and no management fee is charged when your property is vacant.

Advertising Costs: The costs of listing your property in the Metropolitan Regional Information System (MLS), uploading the listing to the WJD website, Homesdatabase.com, Realtor.com, ListHub.net which exports listings to more than forty other major sites, MilitarybyOwner.com (if appropriate), the Automated Housing Referral Network (AHRN.com) the cost of real estate sign post installations (where permitted) and the cost of virtual tours when possible are all included in your leasing fee.