

Description	Residential 1-4 Units	Investors (Multiple Units)
Management Fee A percentage of the first month's rent is charged monthly as the base fee.	10%	%7
Tenant Placement We will find you a Tenant for your vacant home. Fee is based off the monthly rent rate. Includes property showings, advertising, detailed applicant screening, income and rental history verification, lease paperwork and move-in with Tenant. Only charged on new vacancies	%80	%70
Rent Collection We offer multiple ways for tenants to pay rent such as online electronic payments using ACH, debit or credit cards. Tenants can also pay rent at any Walmart, CVS or 7-Eleven using the unique pays lip we provide.	☒	☒
Photos and Virtual Tour Tenants today demand virtual tours for easy viewing and professionally taken photos make your rental stand out amongst the top listings.	☒	☒
<u>Preventive Maintenance</u> We provide detailed Maintenance Guidelines for each unit and deliver them to tenants at move-in. These guidelines outline the home's systems, maintenance responsibilities, and other important property information.	☒	☒

Additionally, Lakeshore Asset will coordinate a one-time mandatory A/C tune-up prior to the summer season (at the tenant's expense) and will conduct a complimentary midterm property inspection at no cost to the tenant or owner.		
 Eviction Pledge Properly serving notices requires a process accepted by the courts. We complete the process for you to comply with laws and local courts. We also prepare all notices required to be served to the Tenant.(See more in Eviction Pledge)	☒	☒
Move Out/In Inspections Upon the tenant vacating or moving in, we complete a detailed inspection of the rental unit with photos. For move outs, we document needed repairs and provide recommendations to maximize future rent.	☒	☒
Work Order Handling Our maintenance department will dispatch vendors and coordinate all necessary repairs. With hundreds of vendors in our network, we can coordinate all repairs.	☒	☒
Government Registration and HOA Compliance We will complete any documentation required by local governments for business licenses, rent boards, rental inspection programs, housing assistance agencies, fire and police departments. Also, we ensure full compliance with HOA rules.	☒	☒
Turnover Project Management	☒	☒

During a vacancy, our management team will coordinate any repairs and remodeling, access for vendors, and ensure completion of all items to achieve top market rent.		
Housing Voucher Participant If landlords choose to work with housing voucher programs, we have extensive experience managing tenants with vouchers such as Section 8 and similar programs.	☒	☒
Property Level Accounting Statements are provided every month detailing a full breakdown of income received and expenses paid by our company, to match your monthly deposit. Reports can be customized to your needs. An Owner portal provides you lifetime access to all statements.	☒	☒
Owner Portal Every client is given access to an online portal to access all published statements to view accounting, reports, maintenance work orders, invoices, etc.	☒	☒
Utility Management We handle all utility coordination to turn services on or off as needed. We handle payment of utilities on your behalf.	☒	☒
Investment Strategy Investor 1031 Consulting and more!	☒	☒

IRS 1099 Preparing	☒	☒
Add-On Services		
Landlord Protection Insurance Loss of Rent Guarantees, Eviction Expense Guarantees and Tenant Damage Guarantees. Peace of mind for landlords! View all coverage details on our Landlord Protection page.	At Cost	At Cost
Lease Renewals We will negotiate with your tenant terms to secure lease extensions. This minimizes your long-term vacancies.	\$250	☒
Tenant Debt Collections Preparation of filings and tenant documentation to file for a monetary judgement or with a collection agency for unpaid charges. We do not represent you or act on your behalf in small claims court.	\$250	☒
Performance Analysis Curious to know how your investment property compares to other properties or to other types of investments? Our analysis will help guide your investment strategies. View additional information pertaining to your property. Premium includes one analysis per year.	\$350	☒

Buildium Property Insurance Owning a rental property always involves a certain level of risk. We recommend adding our company as an additional insured on your landlord insurance policy and enrolling in our Property Insurance program, designed specifically for property owners. This coverage helps protect against resident-caused damages and provides liability protection for incidents such as fire, water damage, and other unexpected losses. It offers added peace of mind at a very low cost—typically under \$15 per month.	At Cost	At Cost
Postage & Keys Notices and making key copies are normal courses of business in management. Charged when a notice or document is required to be served, or when key copies are needed.	At Cost	At Cost
Zillow Rental Listing Zillow now charges \$10 per week to list rental property on their website. Advertising on these sites is still recommended since half of all tenants search for Zillow.	At Cost	☒
Resident Benefit Package Tenants are charged a mandatory fee for our Resident Benefits Package, which provides a wide range of valuable services. Additional optional upgrades are also available at an extra cost—offering peace of mind with features such as AC filter delivery and a customized maintenance guide tailored to your home.	Billed to Tenant	Billed to Tenant

Pet Guaranty and mandatory renter insurance	Billed to Tenant	Billed to Tenant
Leasing Only Services		
Tenant Placement without Monthly Management Interested in only leasing services without monthly management? Yes, we can help you find a tenant for your self-managed investment. We will find you a Tenant for any vacant unit. Fee is based off the monthly rent rate. Includes property showings, advertising, detailed applicant screening, income and rental history verification, lease paperwork and move-in with Tenant.	100%	100%
Contract Preparation Only If paperwork only services are needed, we can prepare your full lease agreement and attach any required disclosures mandated by the State and local jurisdictions.	\$500	\$500
Professional Partner – DG Bookkeeping & Consulting		
Bookkeeping & Tax Filing Let a professional bookkeeper, experienced with rental bookkeeping, handle your full financial profit and loss, balance sheet, account reconcile and outside transactions at the Owner Level to keep your books ready for tax season, refinances, etc. Add tax filing services for a complete package.	Referral	Referral