

ProRenter’s fees are all performance based. This means that you don’t pay anything until we have placed a qualified tenant in your property who is paying rent. We don’t have any upfront fees or reserve requirements. This ensures that we are highly motivated to rent your property as quickly as possible to a qualified tenant who will pay their rent on time. Our success is tied directly to the success of our clients. If you don’t get paid then we don’t get paid.

Required Fees (3)

Fee	Amount	Description
Monthly Management Fee	8% to 10% of Gross Rents Collected	<p>This fee is charged monthly whenever your property is occupied by a tenant. With our management fee you are provided the following:</p> <ul style="list-style-type: none"> - Dedicated Property Manager with more than 10 years experience. - Lease Agreement that is protective of your rights as property owner. - Tenant Relations/Lease Enforcement to ensure your tenants are honoring the lease and receiving great customer service. - Owner Portal to access monthly statements, work order history, documents, etc. - Tenant Portal allows your tenant to electronically pay rent, submit service requests, communicate with property manager, etc. - Emergency 24/7 Maintenance line for tenants ensures your property is always protected. - Tenant Move-in/Move-Out inspections to ensure tenants can be properly charged for any damage they cause during their tenancy. - Deposit Disposition for tenants upon move-out to ensure compliance with Utah laws. - Attorney on Retainer for legal advice or consultation on any issues that arise with a tenant. - Rent Collection to ensure tenants pay rent on time and have convenient options to do so. - Electronic ACH Payments to you each month along with an emailed financial statement detailing income and expenses.

		<ul style="list-style-type: none"> - Network of Licensed and Insured Vendors to ensure that maintenance issues are resolved correctly and cost effectively.
Leasing Fee	\$195	<p>This fee is charged each time we place a brand new tenant in your unit. With our leasing fee you are provided the following:</p> <ul style="list-style-type: none"> - Rent Analysis and Evaluation to ensure we are advertising your property at market rate to maximize rent and reduce vacancy time. - Listings on more than 20 local and national websites which include high quality photos and a video tour. - Weekly Vacancy Inspections whenever your property is vacant and listed on the market for rent to ensure it looks good for prospective renters. - Respond to leasing inquiries including evenings and Saturdays to capture leads while they have high interest in the property. - Schedule Showings using our secure key box method to safely allow a maximum number of showings at your property. - Weekly Listed Unit Report will be emailed to you each week your property is listed to detail the number of inquiries, showings, and applications we've had during the week. - Tenant Screening to ensure we find a well qualified tenant for your property. - Lease negotiation and execution to make sure the tenant signs a lease as quickly as possible after being approved. DocuSign is used to make it simple and convenient for tenants to sign the lease. - Tenant Move-in Meeting at the property to make sure moving day goes as smoothly as possible for the new tenant.
Lease Renewal Fee	\$100	<p>This fee is charged each time we negotiate a new lease term with an existing tenant. With our lease renewal fee you are provided the following:</p> <ul style="list-style-type: none"> - Automated Lease Expiration Notice will be emailed to you, so you are aware of when your tenant's lease will expire. - Rent Analysis to ensure we are negotiating a new rate that is near market rent.

		<ul style="list-style-type: none"> - Negotiations with Tenants which begin approximately 60 days prior to a lease expiration to give us the best chance of renewal and reducing your vacancy expense. - Coordinate Signing of new lease agreement to ensure the new lease is signed before expiration of the old lease agreement. Leases are signed using DocuSign to make it simple and convenient for the tenant to sign the lease.
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Optional Services

Fee	Amount	Description
Tenant Occupied Inspection (Interior/Exterior)	\$50 Per Inspection (Spring and Fall)	<p>These inspections are conducted twice a year whenever your property is occupied by a tenant. While this inspection service is optional we highly recommend it for all of our clients to protect their property. You are provided the following with each inspection:</p> <ul style="list-style-type: none"> - Inspection is conducted by your property manager who will look for both property condition concerns and lease violations. - Property manager completes a written report and takes photos of all interior and exterior areas. - Report and Photos are emailed to you upon completion of inspection. - Property manager follows up with tenant to correct any physical damage or lease violations for which the tenant may be responsible.
Tenant Occupied Inspection (Exterior Only)	\$35 Per Inspection (Summer)	<p>This inspection is conducted once a year usually during July or August to ensure the tenant is properly maintaining the yard. This inspections service is recommended for properties where the tenant is responsible for maintaining the yard.</p> <p>You will receive the same benefits as described above for the Interior/Exterior Inspections, but your property manager only inspects the exterior of the property.</p>