
BLUEBONNET

Management Fee:
12% of rent collected

Leasing Fee:
50% of one month's rent

Re-leasing Fee: \$49

Administration Fee: None

Maintenance Surcharges: None
50% of late fees

Remodeling Fee: 10% on amounts
over \$2500



CAMELLIA

Management Fee:
10% of rent collected

Leasing Fee:
50% of one month's rent

Re-leasing Fee: \$149

Administration Fee: \$7.50/month

Maintenance Surcharges: 5%
50% of late fees

Remodeling Fee: 5%

RIVER REGION RENTAL
8329 Crossland Loop, Montgomery, AL, 36117
(334) 625-0677
www.riverregionrental.com

MAGNOLIA

Management Fee:
8% of rent collected

Leasing Fee:
50% of one month's rent

Re-leasing Fee: \$249

Administration Fee: \$15/month

Maintenance Surcharges: 10%
50% of late fees

Remodeling Fee: 10%



INCLUDED SERVICES

All plans include (2) documented external inspections a year. A digital copy will be sent to you.

Rent collection & Leasing services.

24/7 owner and tenant internet portals, showing statements, bills, work orders, and supporting electronic financial transactions.

24/7 maintenance coverage.

Powerful internet marketing and traditional signs.

Prospect background checks (credit/eviction/criminal/past rental history).

Tenant rental payment history reported to credit agencies.

We also require tenants to carry \$100,000 of liability insurance on your property.

Monthly statements, including digital copies of paid bills and work orders.

Tax filing paperwork at end of fiscal year (IRS Form 1099) and year end statements.

OPTIONAL SERVICES

Interior Inspection: \$175 ~ Site Visit: \$75

Eviction Filing: \$200 ~ Set-up Section 8: \$200

Home Warranty Claim Fee: \$75 ~ Homeowner's Insurance Claim Fee: \$50



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LEASE ONLY

For owner managers.
We want to help.

We will market your home and show it to potential tenants. We will process applicants and find a suitable tenant, and provide leasing services. We collect first month's pro-rate rent and security deposit and turn the money and property over to you.

First listing: \$499

Returning property: \$399



FEE DEFINITIONS

Management Fee: The recurring monthly fee needed to access basic services. This fee is only assessed after initial tenant move-in unless you use other services. This covers rent collection, day-to-day management, and monthly statements.

Leasing Fee: Your cost if we market the home, vet prospects, and successfully place a qualified tenant.

Re-leasing Fee: Your cost for us to renegotiate & conclude a new lease with existing tenant at the end of their lease term.

Inspections: We schedule a visit to the property, take pictures, provide our observations, and send you a digital report.

Administration Fee: This covers postage and mailings, key copies, software, accounting, and end of year tax filings, such as IRS FORM 1099.

Maintenance Surcharge: The % amount we charge to handle repairs. This fee covers our 24/7 support costs.

Remodeling Fees: The % amount we charge to handle any home improvements beyond wear and tear repairs.

Insurance Claim Fee: If you want us to work with your underwriter for a potential insurance claim.

Home Warranty Claim Fee: There is an additional fee if you wish us to work with home warranties. Fee is charged upon receiving a repair call.

Late Fees: Any fees incurred by a tenant by not paying rent on due date.

Site Visit: If you require us to make a special visit to the property to cure, meet a contractor, deliver a key, verify occupancy, etc.

Eviction Filing: If you want us to handle the letters and documentation for an eviction filing. Also includes court appearances. Must have an ongoing management agreement.

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