



Property Management Q & A

1) Can you tell us what your management fees are? Can you tell us what services you offer for those fees?

We charge 8% of monthly income... I do not get paid until it rents. At that time we also charge a 50% lease fee to cover showing, advertising, etc cost. Each applicant is screened to the best of our abilities. We do frequent drive bys as well as inspections as warranted.

2) Do you typically handle the rental of single-family homes or do you mostly manage other types of property? *99% of our properties are single family homes. We do condos and townhouse as well... no apartments.*

3) Can you give us an estimate about what would be a reasonable amount to ask for rental of our house? We would be glad to discuss the features of the home to get a better idea. *Without seeing the house, it is hard to determine a price... I would love to come out and take a look as get you a figure.*

4) Do you have a particular person who would handle our property? Can you tell me about their management experience? *Cyndi Kelly is our Property Manager along with her assistant Linda McDaniel. They have worked together for the past year and half and Cyndi has been full time for the past 4 years. Will Kelly is the broker but also assists with property management as needed. He has been in the business for over 10 years*

5) Can you tell me what extra costs there might be? Does it cost us extra for showings of the house? Do evictions cost extra (beyond the legal fees)? Are there any other extra costs? *Other costs... none from us... do understand that all repairs, maintenance, etc are owner responsibly. We have sub contractors that we work with but the expenses will fall to the owner and/ tenant.*

6) Could you tell me how your management fees are collected and when? Will we be billed, or will it be deducted from our account directly? Will this happen monthly or quarterly? *All rent is due to KRS on the 1st, late after the 5th. Between the 10th and the 15th, your rent is processed, and sent out with all deductions itemized as well as all invoices.*



7) What type of advertising do you do? Do you advertise our house and what will it typically cost us? *Advertising... as part of the lease fee... we advertise on our website, our flyers in the office, signs in the yard, Bulldogsrent.com, move.com, etc. We have a standard ad in The Apartment Finder.*

8) What is the typical cleaning fee for a house? How long will it normally be before the house gets rented out again after a renter leaves? *Typical cleaning is hard to tell... just a clean and a carpet cleaning... 3 bedroom house... about \$200.00 Length of time... we average about 3 months... it depends on the time of year... summer is easier and faster then Oct.*

9) What expenses would typically need our approval? Is there a set dollar amount for expenses for which you would need our authorization, and is this negotiable? *You can set the dollar amount for expense. I have some owners who want to be called for anything over \$50.00 and others anything over \$500.00. It is your call.*

10) What are your business hours, and who takes weekend calls? *We are open 9:30-5:00 M-F, weekends by appointments. We check voice mail before we turn in at night and in the mornings. On weekends, more often to catch any emergencies that may arise.*

11) Can you tell me what accounting reports you typically send? How often does this happen? How are accounts set up? *Account reports are sent each month. It is a simple Profit/loss statement that documents all income and expenses. At the end of the year, we generate a final statement along with a 1099 for tax purposes.*