



CEDAR RIDGE REAL ESTATE

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Property Management

We will be accepting new properties for long term management and offering our Homeowners professional service at reasonable fees.

We Care About our Homeowners Needs, so we Offer our Homeowners Choices on Their Property Management Fees

- **Choice #1-- 13% Monthly Property Management Fee for Long Term Rentals
NO set up fees, NO marketing fees, NO renewal fees, NO inspection fees.**
- **Choice #2-- 10% Monthly Property Management Fee for Long Term Rentals with a
\$300.00 set up fee, a \$200.00 remarketing fee per vacancy
\$100.00 fee for 1 year lease renewal, \$50.00 fee for 6 month lease renewal
\$25.00 for additional interior inspections.**

Included with both Choices

- **Free rent analysis**
- **No Company markup on vendors invoices**
- **Maintenance reserve account of \$150 to be deducted from owners first draw check**
- **1 yearly interior property inspection**
- **Lease enforcement**
- **Coordinating all repairs and maintenance issues**
- **Full credit screenings (credit, criminal, evictions & sexual predator)**
- **Crime free lease addendum**
- **Agent showings and final walk through inspections**
- **Rent collection**
- **Monthly accounting statements**
- **Comprehensive advertising and websites**
- **All professional property management and lease forms are provided**
- **If applicable we will collect and pay sales taxes on behalf of our owners**

Cherrel Linne
Property Manager

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