



Solo Properties, LLC

Beautiful Homes For Rent Valleywide

CUSTOM PROPERTY MANAGEMENT

Randy and Pat Solo
Solo Properties LLC
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We charge 7.5% per month of the amount of the rent payment for every month the house is rented. We also charge a \$100 set up fee up front per house and require a refundable \$200 maintenance reserve for the first house and \$100 for each additional house we manage for you. The owner would pay any expenses related to the house, like repairs, legal fees, etc., with a pre-approved limit of \$250 per repair. The tenant pays utilities and the landscaping and upkeep unless you prefer otherwise. The owner would also pay the HOA amount. We also have the owners pay for any advertising in the newspaper or on-line.

We charge a \$30 non-refundable fee to a prospective tenant for a credit check. Normally we get a security deposit of one month's rent (refundable to the tenant as long as only minimal cleaning is required upon exit). This deposit is retained in our trust account until a refund is required. Tenants send their rent payments to Solo Properties. We will hold the checks until they clear our bank, and then we write a check to the owner. We would then send the check by mail or direct deposit it into the owner's account. We contact the tenant if the rent is late or we didn't receive it for some reason. We charge the tenant a flat \$25 late charge plus \$5 per day and \$30 for any NSF check. We take care of any calls from the tenant about house problems and resolve them.

We bill on a monthly basis and net any expenses and fees from the rent before forwarding to the owner. Any repairs requiring more than the pre-approved amount may be required to be paid in advance. We frequently drive by the house to ensure the property is being maintained in a satisfactory manner. We also include a quarterly inspection of the smoke detectors to make sure they are working and to get a chance to view the inside of the house periodically.

If you have any questions, please feel free to call me at (623) 332-2349 and I'd be happy to answer them for you.

Thanks...

Randy and Pat Solo
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