

## OWNER AND TENANT FEES

### OWNER FEES

#### MANAGEMENT

Premium monthly management fee ( % of rent with \$150.00 maximum charge)..... 8% or \$150.00  
New property setup fee (initial inspection, property inventory, 1<sup>st</sup> tenant leasing) ..... \$150.00  
New tenant leasing fee (obtaining each new tenancy)..... \$100.00

#### ADVERTISING

Any advertising fees incurred that do not fall within your Property Management Agreement..... per invoice

#### STATEMENTS

Annual fee for all invoices and accounting including monthly and year end statements..... \$25.00

#### ANNUAL EVALUATION

Property inspection and evaluation of property to current rental market ..... \$50.00

#### BANK CHARGES, STOP PAYMENTS, NSF

All related charges incurred by WestView ..... \$25.00

#### LEGAL NOTICES AND PROCESSING

The posting of any legal notices ..... \$35.00

### TENANT FEES

#### APPLICATION AND PROCESSING

Obtaining credit reports and verification of application .....\$30.00

#### PROPERTY VISITATION

Excessive visitations to property for tenant issues.....\$25.00

#### LATE PAYMENTS

Receipt of late rent check from tenant .....\$50.00

#### BANK CHARGES, STOP PAYMENT, NSF

All related charges incurred by WestView .....\$25.00

### OTHER FEES

#### REAL ESTATE CONSULTATIONS

Consultation for legal negotiations, small claims court, and expert witness depositions for Real Estate matters not within your Property Management Agreement ..... \$75.00 / hour

#### PROPERTY MAINTENANCE AND REPAIRS

We use a selection of qualified outside vendors based on reliability and cost relative to property condition. WestView does not profit from using these vendors. If you should desire a vendor of your own selection, you must provide us with written documentation of workers compensation insurance, business license, W-9, and business liability insurance. Occasionally a WestView employee may also be used to complete needed or requested property maintenance, repairs or restoration.

WestView employees hourly rate ..... \$50.00 / hour

Outside vendors ..... per invoice

Large work order (any work order over \$1000.00) ..... 10% fee of total invoice