

# PRICING



Thank you for your interest in JMZ Management! Our property management company is backed by the real estate expertise of the MARK Z. Real Estate team! Whether you are a new real estate investor or an experienced landlord, our property management services are meant to provide you with owner peace of mind.

## OWNER BENEFITS PACKAGE

Our owner benefits package is meant to provide a 360° win for our owners and tenants.

### OUR PRICING INCLUDES:

- Professional rental review to ensure we are listing at a competitive rate.
- Professional photos every time we market for a new tenant.
- Detailed proposals regarding items that should be addressed before marketing the property to improve curb appeal and tenant interest.
- Maximum exposure for the property by marketing alongside the top real estate team in MI - we advertise on over 100 websites across the internet, including Zillow, Realtor.com, Apartments.com, Hotpads, and many more.
- We coordinate the showings of the property and follow up with all leads who have inquired about the property.
- We screen the applicants, and our screenings are the most detailed and rigorous in the industry.
- We prepare the lease, collect all the move-in funds, compensate the tenant's agent for their part in the process, and get the tenant moved in and settled.

From there, we continue to manage and maintain the property as well as the relationship with the tenant to ensure your investment remains in the best condition possible.



## **SAVE MONEY**

### **FLAT RATE NEW CLIENT FEE**

We cover the entire expense of marketing your property in our flat rate new client sign-on fee. \$250 covers professional signage, online listings syndicated to thousands of sites, professional photos, a secure lockbox, showings, showing feedback, tenant screening, and more!

You pay one upfront fee, and we put the wheels in motion proactively looking to fill your vacancy. You don't have to budget for multiple marketing expenses.



## **YOUR SUCCESS IS OUR SUCCESS!**

### **10% MANAGEMENT FEE**

In most cases all we charge is 10% of the monthly rent to manage the entire process (with a monthly minimum of \$75). We strive for a 360 win, which means we want everyone involved to be happy.

There are cases in which we have to charge a flat fee minimum, but we do offer discounts for our clients who have 3 or more properties to manage. This gives our clients extra incentive to grow their portfolios, and with a property management company like JMZ, finding time to do so is easy.



## **EVICTION PROTECTION PROGRAM**

Our Eviction Protection Program gives you the peace of mind that, in the unfortunate event an eviction for your property is necessary, you know exactly what it is going to cost you. The nominal monthly fee of just \$25 covers preparing the documents to file with the court, filing fees, service fees, attorney time, appearance at one hearing, and filing and service of a Writ of Eviction if the tenant is non-compliant with the terms of the Judgment. You also do not have to appear in court, file the paperwork, keep track of hearing and due dates, communicate with the tenant, etc. Our legal department takes care of the heavy lifting and keeps you updated with every development.