

RESIDENTIAL PACKAGE



Oracle ensures to stay in communications with you in order to keep your property up to date and competitive in todays market.

Our Promise to you

OPS will use all major search engines to ensure Maximum exposure while advertising your property using both on and off-site marketing. Rental properties are also placed in, Zillow, Craigslist, HotPads, Locators, and other online sites. Our promise is the most lead exposure possible while allowing us to oversee your property. Tenants are extensively screened for negative indicators as well as credit worthiness. We also require applicants to verify their income prior to lease signing and we go the extra step to make the phone call.

Move in & Out Reports

Move Out Cleaning Incentive

Monthly/Quarterly Reports Yearly

1099 Statements

Rental License Compliance

Reliable Warranty Companies

24-hour Emergency Service

OUTLINE OF CURRENT RESIDENTIAL FEES

FEE TYPE	SINGLE RESIDENCE	MULTIPLE PROPERTIES 2+	COMMERCIAL
MANAGEMENT	8%	7%	10%
MAINTENANCE	WARRANTY OR DEPOSIT	WARRANTY OR DEPOSIT	DEPOSIT
LEASING	\$200 1YR/ \$250 2YR/ \$300 3YR	\$150 1YR/ \$250 2YR/ \$275 3YR	\$200
ACCOUNT SET UP	\$75	\$150	\$300
COMMISSIONS	*75-50% OF 1 ST MOS RENT	50% OF 1 ST MOS RENT	35% OF 1 ST MOS RENT
TENANT OCCUPIED	\$399	\$299	\$525
EVICITION	\$350 FLAT FEE	\$350 FLAT FEE	\$350 FLAT FEE
PROPERTY CONDITION REPORTS	INCLUDED	INCLUDED	\$50
VACANCY/LEASE RENEWAL/ADVERTISING	\$0	\$0	\$100

*CO-OP WITH REALTOR IS 75% OF 1ST MOS RENT

ARMED FORCES MEMBERS RECEIVE 1ST MONTHLY MANAGEMENT WAIVED