

ORACLE PROPERTY SOLUTIONS, LLC

SERVICES



Management fee based on percentage of monthly rental fee collected.

SINGLE RESIDENCE

Management Fee- 9%
Initial Info Set Up w/Photos
Maintenance & Repair Coordination
Semi Annual In & /Outside Inspections
Rent Collection & Bill Pay
Monthly/Quarterly Statements

APARTMENTS 2+ UNITS

Management Fee- 8%
Initial Info Set Up w/Photos
Maintenance & Repair Coordination
Regular Visits f/Outside Inspections
Rent Collection & Bill Pay
Quarterly Statements

COMMERCIAL PROPERTIES

Management Fee- 10%
Initial Info Set Up w/Photos & Video Tour
Maintenance & Repair Coordination
Regular Visits f/Inside Common Area & Outside Inspections
Rent Collection & Bill Pay
Quarterly Statements



WHAT WE PROVIDE FOR YOU

Advertise & Show Vacancy
Screen Applicants & Documentation

- Financial Qualifications
- Rental Payment History
- Credit History
- Background
- Employment History

Leasing Signing
Move In/Out Visual Inspection
Disposition of Security Deposit
Emergency Call Up

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	9%	8%	12%
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% OF 1 ST MOS RENT	50% OF 1 ST MOS RENT	35% OF 1 ST MOS RENT
TENANT OCCUPIED	\$399	\$350	\$525
EVICITION	\$350 FLAT FEE	\$350 FLAT FEE	\$350 FLAT FEE
SUREVESTOR LANDLORD PROTECTION PLUS	\$45/MO *Optional	\$45/MO* Optional	N/A
VACANCY/LEASE RENEWAL/ADVERTISING	\$0	\$0	\$100

ARMED FORCES MEMBERS RECEIVE 1ST MONTH MANAGEMENT & SET UP FEE WAIVED