

LGL PROPERTIES FEE SCHEDULE
2009

MONTHLY MANAGEMENT		\$75.00 ONE UNIT \$72.50 2 to 3 UNITS \$67.50 4 OR MORE UNITS
RENTAL COMMISSION		50% OF 1ST FULL MONTHS CONTRACT RENT (**GUARANTEE)
3-DAY/30-DAY & OTHER NOTICES		NO CHARGE
PROCESS SERVICE	*	\$ 35.00 PER SERVICE
SET UP FEE 4 OR MORE UNITS		\$ 10.00 PER PROPERTY
YR END & DUP. STATEMENTS		\$ 20.00 EACH
MOVE IN INSPECTIONS		\$ 50.00 (NO CHG. IF R/C PD)
MOVE OUT W/SECURITY DEPOSIT		\$ 50.00
TRANSMITTAL LETTER, BIDS & DISBURSEMENTS/INITIAL INSPECTIONS		
INSPECTIONS DURING TENANCY		\$ 45.00
WITH WRITTEN REPORT		
APPEARANCES IN COURT AND/OR		\$ 75.00
OTHER ACTIONS		\$ 25.00 EACH
SPECIAL HANDLING RET CHECKS	*	\$ 3.00 TO \$ 20.00
FAXES, PICK UP &/OR DELIVERY		\$ 10.00
ACCOUNT ANALYSIS, OTHER ITEMS		\$ 20.00 EACH
LGL ADVERTISING		FREE TO CLIENT TO A MAXIMUM OF \$ 250.00 PER VACANCY
GUTTERS CLEANED-ROOF CHECK	*	SEE FALL MAINTENANCE FLYER
COLLECTIONS		10% OF AMOUNT / \$75 MIN.
PREPARE PROPERTY FOR RENT, OR SALE, INS. CLAIMS, REHABS, OVERSEE PROJECTS, OBTAIN BIDS AND REVIEW BIDS, PERMITS, CONSULT WITH CONTRACTORS, OWNERS & OTHERS		MAXIMUM 10% OF PROJECT COST PLUS ACTUAL COSTS OF LABOR AND MATERIALS
MAKE PURCHASES, COST EVALUATIONS		MINIMUM FEE \$ 150.00
EVICCTIONS, LEGAL PROCESSES	*	\$ 75 + ATTORNEY'S FEES
JUDGEMENTS & POSSESSIONS		& COURT COSTS EST. \$770

EXISTING TENANT: NEW RENTAL AGREEMENTS, SCREENING WITH PROPERTY INSPECTION; NEGOTIATING RENT INCREASES AND/OR LEASE EXTENSIONS

50% OF STANDARD RENTAL COMMISSION \$150.00 MINIMUM FEE

ITEMS NOT LISTED

NEGOTIABLE/BY REQUEST

COMMON AREAS / VACANCIES

\$50.00; FOR EXTENDED PERIODS OF VACANCY DETERMINED BY MANAGEMENT RESPONSIBILITIES PAYMENT OF BILLS ETC. FEE NEGOTIABLE IF PROPERTY VACANT & NO MANAGEMENT SERVICES ARE RENDERED

**AGENT GUARANTEE: REGARDING MONTH TO MONTH TENANCIES: FULL RENTAL COMMISSION SHALL BE CHARGED NO MORE THAN ONCE DURING ANY 12 MONTH PERIOD; AFTER THE FIRST 12 MONTHS OF TENANCY, COMMISSION WILL BE CHARGED IN THE EVENT OF A CHANGE OF TENANT; EXCEPTION: AS NOTED ABOVE REGARDING EXISTING TENANTS.

AGENT SHALL PROVIDE IN ADDITION TO THE ABOVE, THE FOLLOWING SERVICES AT NO ADDITIONAL CHARGE: PAYMENT OF:

WATER, SEWER & GARBAGE YARD & POOL SERVICE TAXES/INSURANCE PREMIUMS GAS/ELECTRICTY REPAIR/MAINTENANCE INVOICES 1ST MORTGAGE DEBT SERVICE OTHER: NEGOTIABLE

DELIVERY BY DEPOSIT OR MAIL DEPOSITS OF OWNERS FUNDS TO THE FOLLOWING BANKS:

BANK OF AMERICA SAFE CREDIT UNION WELLS FARGO BANK WASHINGTON MUTUAL BANK US BANK / CITI BANK GOLDEN ONE CREDIT UNION SCHOOLS FEDERAL CREDIT UNION ANY BANK OF OWNER'S CHOICE

*These Fees Are Not Regulated By LGL Properties And Are Subject To Change Without Notice. All Other Changes Subject To Written Notice To Owner