

**LGL PROPERTIES FEE SCHEDULE
2011**

MONTHLY MANAGEMENT		\$75.00 ONE UNIT \$72.50 2 to 3 UNITS \$67.50 4 OR MORE UNITS
RENTAL COMMISSION (R/C)		50% OF 1ST FULL MONTHS CONTRACT RENT (**GUARANTEE)
DRAW 3-DAY/30-DAY/OTHER NOTICES		NO CHARGE
PROCESS SERVICE	*	\$ 35.00 PER SERVICE
SET UP FEE 4 OR MORE UNITS YR END & DUP. STATEMENTS		\$ 10.00 PER PROPERTY \$ 20.00 EACH
MOVE IN INSPECTIONS MOVE OUT W/SECURITY DEPOSIT TRANSMITTAL LETTER, BIDS & DISBURSEMENTS/INITIAL INSPECTIONS INSPECTIONS DURING TENANCY WITH WRITTEN REPORT/CITY INSPEC.		\$ 50.00 (NO CHG. IF R/C PD) \$ 50.00 \$ 45.00
APPEARANCES IN COURT AND/OR OTHER ACTIONS		\$ 75.00 \$ 25.00 EACH
SPECIAL HANDLING RET CHECKS	*	\$ 3.00 TO \$ 20.00
FAXES, PICK UP &/OR DELIVERY ACCOUNT ANALYSIS, OTHER ITEMS		\$ 10.00 \$ 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 MAKE PURCHASES, COST EVALUATIONS		MAXIMUM 10% OF PROJECT COST PLUS ACTUAL COSTS OF LABOR AND MATERIALS MINIMUM FEE \$ 150.00
EVICTIONS, LEGAL PROCESSES JUDGEMENTS & POSSESSIONS	*	\$ 75 + ATTORNEY'S FEES & COURT COSTS EST. \$870

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 & ONLY UPON A CHANGE OF TENANT; 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 PROVIDED FUNDS AVAILABLE IN OWNERS ACCOUNT OR OWNER HAS MADE THE NECESSARY DEPOSIT.

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