



NOW OFFERING PROPERTY MANAGEMENT SERVICES

Beach Loop Realty is an established and full service real estate brokerage on the South Oregon Coast now offering reliable and cost-effective property management services to our clients.

The 'Full Service Property Management' plan is for Investment Owners that have tenant occupied homes.

- Low 8% monthly fee!
- No Lease Renewal Fees!
- No Upfront Fees!

Our management fee is 8% of the gross monthly rents or a minimum of \$55 per property, whichever is greater, and late fees collected. This service includes rent collections, mailing and posting of late notices, monthly accounting of income and expenses, payment of landscape and/or utility bills, monthly Owner Statement and Owner disbursements by the 15th of the month, handling of service and normal maintenance requests, and lease renewal signings. As part of our regular services, we also offer an annual (one time per year) interior and exterior property review.

There is a leasing fee equal to ½ of the monthly rent not exceeding \$500 to procure new tenants. This service includes coordinating maintenance and cleaning of the property for rental, marketing and advertising of your property online with photos (print advertising is at our discretion), showing of the property to potential tenants, screening of applicants, collection and accounting of move in deposits and rents, signing of new lease and move-in inventory check list.

Additional services may apply from time to time. There is a \$30 hourly fee for additional services such as handling of evictions, monitoring of major repairs or renovations, additional property reviews, etc.

Please call me to discuss your property or situation. I understand that each property and Home Owner has individual needs and I am willing to accommodate my service plans for you. Just call me so we can determine how best to help you.

Respectfully,

Gina Morelli

Principal Broker / Owner / Property Manager

Office (541) 347-1800 Cell (541) 404-1804 Email gina@beachlooprealty.com

Please Note: If you are under contract with any other property manager or a real estate brokerage, please disregard this offer.