



## How NLC manages your property

Your property, professionally managed — and priced so that **we only get paid when you do**. Everything below is on one page because you should be able to see the whole offer before you sign anything.

### What it costs

| CHARGE                | AMOUNT                  |                                                                                                    |
|-----------------------|-------------------------|----------------------------------------------------------------------------------------------------|
| Management fee        | <b>10%</b>              | Of rent <b>actually collected</b> , \$125/month minimum while occupied. No rent collected, no fee. |
| New lease             | <b>50% of one month</b> | One time, when a new tenant takes occupancy. Bottom of the North Carolina range.                   |
| Renewal               | <b>\$150</b>            | Each time a good tenant re-signs — roughly a tenth of what a turnover costs you.                   |
| Capital projects      | <b>10%</b>              | Coordination on owner-approved projects over \$2,500 only. Never on routine repairs.               |
| Eviction coordination | <b>\$250</b>            | Plus actual court and attorney costs, at cost.                                                     |
| Vendor invoices       | <b>At cost</b>          | No markup, no administrative surcharge, no commission. Ever.                                       |

### What is included at no extra charge

- Marketing, showings and tenant placement
- Screening — credit, background, income and rental history
- Rent collection and lease enforcement
- Maintenance coordination, 24/7 for emergencies
- Move-in, move-out and **two interior inspections a year**, photographed
- Monthly owner statement, and your money by the **15th**
- Full bookkeeping, and owner portal access once it opens
- Security deposits held and accounted for to NC law

### Who decides what

|                            |                          |                                                                                                      |
|----------------------------|--------------------------|------------------------------------------------------------------------------------------------------|
| Routine repair up to \$500 | <b>We handle it</b>      | Then report it. You are not called about a dripping tap.                                             |
| Anything over \$500        | <b>You approve first</b> | In writing, in advance, with the quote attached.                                                     |
| Emergency                  | <b>We act</b>            | Danger, loss of an essential service, or a habitability condition — then notify you within 24 hours. |
| Rent, renewals, tenants    | <b>You decide</b>        | On our written recommendation. It is your property.                                                  |

#### No markup on repairs.

We make our money managing your property, not marking up your repair bills. What the plumber charges is what you pay.

#### Leave any time on 30 days' notice.

No early termination fee, no buyout, no clawback of fees already earned. If we are not worth keeping, you should not have to buy your way out.

NLC Residential Group LLC · NC Firm Licence C42957

NLC is owned by Nehemias Lugo-Cheverez and Armando Cheverez. Full disclosure: [nlcresidential.com/affiliated-business](https://nlcresidential.com/affiliated-business)

**Equal Housing Opportunity.** All brokerage activity is conducted without regard to race, colour, religion, sex, national origin, handicap or familial status, and without regard to sexual orientation or gender identity. · This sheet summarises the written management agreement; the agreement governs. A small operating reserve stays in your account to fund repairs between rent payments.