

# FREE (“Owner”) Initial Startup Fees

*Guaranteed lowest rate in the Treasure Valley!  
If somehow you found a better price, we can beat it 99% of the time*

Cost Breakdown: Example Rent \$2500/M

## United PM "Owner"

MANAGEMENT % will not change

**11.9%**

LEASING FEE

**\$0**

LEASING RENEWAL FEE

**\$0**

SET-UP FEE

**\$0**

INSPECTION FEE

**\$0**

YEARLY TOTAL COST

**\$3597**

## United PM "Investor"

Management % will not change

**7%**

LEASING FEE

**\$149**

LEASING RENEWAL FEE

**\$149**

SET-UP FEE

**\$399**

INSPECTION FEE

**\$99**

YEARLY TOTAL COST

**\$2996**

## Competitor

MANAGEMENT % (RANGES FROM 8-15)

**10%**

LEASING FEE

**\$250**

LEASING RENEWAL FEE

**\$150**

SET-UP FEE

**\$250**

INSPECTION FEE

**\$100**

YEARLY TOTAL COST

**\$3750**

# OWNER FEES BREAKDOWN

## SET UP

Description	“Owner”	“Investor”
Initial Setup Fee	\$0	\$399
Monthly Management	11.9%	7%

Updated: 09/08/2024

**\*These fees are subject to change. Always contact UPM for current fees.**

**\*Frequent fees listed. Fees will be accessed anytime work is required.**

# OWNER FEES BREAKDOWN CONT.

## LEASE

Description	“Owner”	“Investor”
Lease Renewal	\$0	\$150
Special Lease Verbiage	\$100 Per Accurrence	\$25 Per Accurance

Updated: 09/08/2024

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# OWNER FEES BREAKDOWN CONT.

## MAINTENANCE

Description	“Owner”	“Investor”
Utility or Vendor Management	\$50	\$50
Annual Inspection	\$0	\$99
Annual Gutter Vent <i>*Required</i>	\$250	\$150
Annual Dryer Vent <i>*Required</i>	\$250	\$150
Required Carpet 7 years (Confirmed 7)	Variable	Variable
Maintenance Rate	\$80	\$50
Maintenance Pre Approvals	\$400 Per Incident	\$200 Per Incident

Updated: 09/08/2024

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# OWNER FEES BREAKDOWN CONT.

## EVICTIONS

Description	“Owner”	“Investor”
Evictions Process	\$300 + Legal Fees	\$200 + Legal Fees
Collections	\$100 + Attorney Fees	\$100 + Attorney Fees

Updated: 09/08/2024

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# OWNER FEES BREAKDOWN CONT.

## FINANCIAL

Description	“Owner”	“Investor”
Debt Collection	\$300	\$100
Owner/Investor Program Change (Before 10 Days)	\$50	\$0
Owner/Investor Program Change (After 10 Days)	\$500	\$0
Agreement Break Fee	\$800	\$500
Pay Home Related bills (HOA, Mortgage, etc)	\$100/m	\$50/m

Updated: 09/08/2024

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# OWNER FEES BREAKDOWN CONT.

## MOVE OUTS

Description	“Owner”	“Investor”
Owner Responsible Maintenance	\$80/hr + Materials	\$50/hr + Materials
“Wear and Tear”	2 Hours Min	1 Hour Min

Updated: 09/08/2024

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