

# PROPERTY OWNER FEES

## Single Family | Multi Family Pricing and Offerings

Example:

Single-Family: \$2500 monthly rent

Multi-Family: \$2500 monthly rent (x8)

	United PM	Competitor
Monthly Management Fee	5.9%	10%
Setup Fee	FREE	\$450
Initial Lease Fee	FREE	\$155
Total of Individual Onboarding Fees	FREE	\$605
Lease Renewal Costs For Existing Tenants	FREE	\$150
Annual Inspections	FREE	\$150
Custom Initial Lease Revisions and Additions	FREE	\$150
Exceptional Customer Service and 24/7 Owner Availability	✓	✗
Discounted Rates Up To Half Off All Remodels and Upgrades	✓	✗
2% Realtor Fees For All Future Purchases And Sales.	✓	✗
Free Security System Install With 24/7 Monitoring And 911	Multifamily	✗
Free Personal Idaho Legal Team With Assigned Attorney	Multifamily	✗
<b>Total Annual MULTI-FAMILY Costs</b>	<b>\$14,160</b>	<b>\$37,200</b>
<b>Total Annual SINGLE FAMILY Costs</b>	<b>\$1,770</b>	<b>\$4,055</b>

Our owners and investors **DOUBLE** and **TRIPLE** their ROI over our competitors

Updated: 02/04/2024

**\*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

## LEASE & STARTUP

Description	Single Family	Multi Family
Management Fee Monthly	5.9%	5.9%
Start Up Fee	\$0	\$0 up to 4 Units \$499 4+ Units
Existing Lease Renewal	\$0	\$0
Special Lease Verbiage (Initial)	\$0	\$0

Updated: 02/04/2024

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# OWNER FEES

## MAINTENANCE

Description	Single Family	Multi Family
OPTIONAL: Bill Pay Management (HOA, Insurance, Mortgage)	\$50 Per Month	\$50 Per Month
First Annual Inspection	\$0	\$0
Annual Gutter Clean <b>Required</b>	\$250	\$250+ Per Building
Annual Dryer Vent <b>Required</b>	\$175	\$150 Per Unit
Maintenance Pre Approvals and Reserve Funds	\$300 Per Incident	\$400 Per Incident

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# OWNER FEES

## EVICCTIONS

Description	Single Family	Multi Family
OPTIONAL: Eviction Processing	\$300 + Legal Fees	\$300 + Legal Fees
OPTIONAL: Collections Processing	\$100 + Attorney Fees	\$100 + Attorney Fees

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# OWNER FEES

## FINANCIAL

Description	Single Family	Multi Family
OPTIONAL: "Plus" Incentive Plan	\$49 Per Month	\$25 Per Unit, Per Month
OPTIONAL: "Premium" Incentive Plan	\$99 Per Month	\$49 Per Unit, Per Month
Agreement Break Fee	\$800	\$300 Per Unit
Management Rate After First 12 Months	7% Lifetime	7% Lifetime
Relisting, Marketing, and Signing New Tenants	\$149 Per Occurrence	\$149 Per Occurrence

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# OWNER FEES

## MOVE OUTS

Description	Single Family	Multi Family
<b>“Wear and Tear” Repairs</b> Legally Required (Cannot Use Tenant Deposit)	TBD	TBD
<b>Re-key Property</b>	\$85 Per Door	\$85 Per Door
<b>Professional Cleaning</b>	\$0.35 Per Sq. Ft.	\$0.35 Per Sq. Ft.
<b>Carpet Cleaning</b>	\$75 Per Room	\$75 Per Room

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