



Gold Level Transparency Document

At HBR Rentals, integrity is at the core of everything we do. We take pride in our unwavering commitment to honesty and authenticity in our communication, agreements, and operations. Our ethos revolves around delivering transparent and genuine interactions. This document is a testament to our dedication, offering detailed clarification and addressing common inquiries from our esteemed Owners as they evaluate our Property Management Agreement(s). This page summarizes the charges you may be charged for our management services. We created this summary page to make it easy for you to review all charges quickly in one place.

Monthly Management

\$159/mo (first 12-month promotional rate) after that \$99 + 5% of rent per month.

Your monthly owner statement will display BOTH charges for **our standard pricing** (\$99 + 5% of rent collected) **AND a concession that** reduces the fee you pay to the flat promotional rate of \$159 per month. **The concession expires after 12 months of service.**

Marketing for Vacant Property = \$399. This charge is due at the time we begin marketing a vacant property and is non-refundable.

Lease Renewal = \$199. This is only charged when a resident renews their lease term for an additional six months or longer.

Owner's Insurance and Surcharge = \$20 Per Month: You can opt out of this charge by following the stipulations to add 'HBR Rentals as an additional insured' to your homeowner's insurance policy for the property. Per month surcharge by providing Agent a letter or notice delivered via mail or email that indicates "HBR Rentals" - as named "additionally insured" on their homeowner insurance policy no later than 30 days from the completion date of this Agreement.



Early Termination: Before Lease Execution = \$0. After Lease Execution=\$1000. This cancellation charge applies ONLY if you cancel the agreement with a resident in the middle of the lease term. It helps us recover costs related to turning, marketing, and leasing the property. You can cancel upon 30-day notice before the annual lease renewal with zero Early Termination charge.

- **Do we need your Bank Information?** "ACH Info for Direct Deposit" **Yes**, this is strictly for monthly Owner deposits. HBR Rentals is not authorized to take money directly from your bank account. You do not pay us any property management fees until we lease your property and collect rent.