



Pricing & Transparency Overview

At HBR Rentals, we combine local expertise with operational excellence to protect your investment and maximize returns. Managing a rental property involves more than collecting rent; we’re upfront about the cost of doing it well.

Gold Property Management Plan

Plan Type	Standard Pricing	Description
Gold Plan	\$99 + 5% of monthly rent	Full-service management, biannual inspections, dispute resolution & more.

Additional Costs to Expect

Service	Fee	Notes
Initial Property Condition Report	\$300	Report to determine rent ready work needed before starting marketing. *\$150 will be reimbursed upon moving forward with Management Services
Marketing Charge (Vacant) Full Service and Placement Service	50% of first month’s rent	Covers advertising, professional photography, and scheduling showings, lease document preparations
Lease Renewal	\$199	Charged only if the resident renews for 6+ months.



Owner’s Insurance Surcharge	\$24.95/month	Waived if HBR Rentals is listed as an “additional insured.”
Move-Out Inspection Report	Included	In compliance with CA law to document condition of home.
Early Termination Fee	\$0 before lease / \$1000 after lease signed	Applies if an agreement is terminated mid-lease.
Utility Management (MH only)	Included for Mountain House owners	Coordination and payment of utilities during vacancies.
Vacant Property Management Fee	\$50	While your property is vacant and HBR is actively marketing and managing showings
Tenant Damage Protection (Optional)	Quoted on request	Covers accidental damage beyond the deposit.
Eviction Assurance (Optional)	Quoted on request	Available as an add-on service.



Why Transparent Pricing Matters

Managing a property comes with actual operating costs; we never hide them behind vague terms or inflated markups. Here's where your monthly fee goes:

- Coordinating repairs and scheduling vendors
- Handling resident relations and lease compliance
- Performing biannual inspections with photo reports
- Processing rent collection and owner disbursements
- Ensuring legal and fair housing compliance
- Responding to emergencies and after-hours calls
- Maintaining documentation and record-keeping for audits/taxes

With HBR Rentals, you're not just hiring a manager — you're partnering with a professional operations team committed to protecting your asset and peace of mind.

ACH & Payment Info

We collect management fees **only after we've secured a resident, and rent is collected.** Your bank information is required **solely for direct deposit purposes** — we do not pull funds or charge fees in advance.

Disbursement Timing: Owner funds are disbursed **on or before the 15th of every month**, allowing time for rent to clear, expenses to be processed, and accurate monthly statements to be finalized.