



# 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.

## Platinum Property Management Plan

Plan Type	Standard Pricing	Description
Platinum Plan	\$99 + 7% of monthly rent	Includes Gold benefits plus added protections- loss of rent, eviction guarantee & oversight.

## 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	Included	Covers accidental damage beyond the deposit.
Eviction Assurance	Included	Included in this plan



## 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.**

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## 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.