

# Plat Realty Fee Structure

**Leasing Fees** are paid only after we have placed a tenant in your property. There are 2 different leasing fees that may be charged during the term of your tenant.

- Initial Leasing Fee is paid when we initially place a tenant in the property. This fee is equal to 80% of the first month's rent for all 12 month leases. Of that 80%, Plat Realty retains 40%, and the tenant's agent will receive 40%. The leasing fee for all leases 12+ months is equal to 100% of the first month's rent.
- Lease Renewal Fee is paid when we extend or renew your tenants lease for another term. This fee varies based upon the length of the lease extension. For all leases extended for 12+ months, the fee is \$225. For all leases extended for less than 12 months, the fee is \$150. All lease renewal fees are paid only when the extended term starts.
- Vacancy Fees are not applicable at Plat Realty. We will never charge our landlords when the property is vacant. Many companies charge a fee on vacant properties.

**Property Management Fees** are simple and straightforward at Plat Realty, a FLAT FEE of \$150/month\*.

- This fee is paid only when the property has a tenant, NEVER when the property is vacant.
- No upfront fees or hidden charges!
- If you currently have a tenant placed in your property, and no longer wish to manage the property on your own, or you're not happy with the service provided by your current Property Management Company, we would be happy to discuss transferring the management responsibilities to Plat Realty. All transfer clients will incur a \$195 Transfer Administration Fee.
- Each time Broker arranges/coordinates any non-emergency repair, maintenance, or remodeling work for the property totaling \$1,500 or more, Owner will pay service fee of \$195 per trade.
- \*For all properties that are 3,000sq.ft. and up, the management monthly management fee is \$250/month.