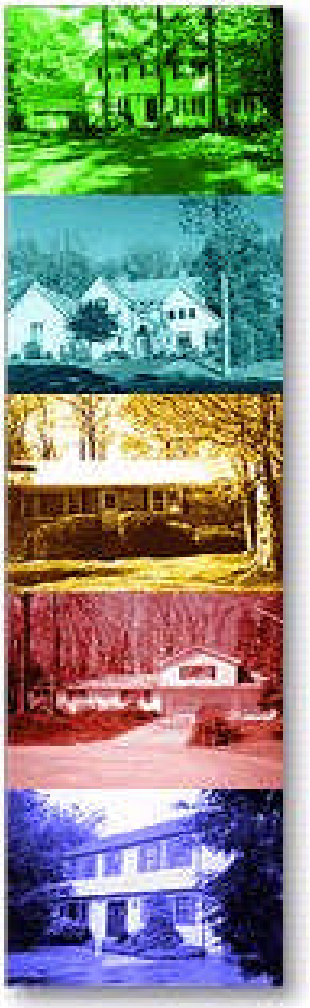
NORTH ATLANTA
REALTY, INC.

AtlantaHomesForRent.com



Fees for Services:

2. Monthly Management Fee:

- ✓ Monitor the tenant's lease compliance and notifying them of the consequences of any lapses.
- ✓ Timely collection of rent (due on the 1st, late on the 2nd.).
- ✓ Provide you with a monthly cash flow statement that will help you track the performance of your investment and aid you in preparing your tax returns, sent via email.
- ✓ Direct deposit of the monthly proceeds.
- ✓ Screen unnecessary maintenance requests from tenant.
- ✓ Provide experienced, reasonably-priced experts in most fields of home maintenance and repair.
- ✓ Provide documentation of any maintenance work that has been authorized by you and performed by one of our select vendors.
- ✓ Take all necessary and legal steps afforded landlords to protect you against a non-performing tenant.
- ✓ Periodically drive by the property to monitor the outside condition of the house and grounds. A written semi-annual survey of the interior of the home is an available option.
- ✓ Supervise tenant turnover - handle the details necessary to re-rent the property, including marketing during remaining 30 days of current lease, move-out inspection, assessing damages, switching utilities, cleaning and showing new prospects.

These are the essential services we provide on a daily basis to manage the tenant, the property and your cash flow. We will endeavor to communicate with you promptly on any problems with the property, and to generally be a "good shepherd" of your valuable investment.

The ongoing monthly Management Fee is 8% of the rent per month, with a $75 minimum, beginning the first month the property is leased.

NARPM
National Association of Residential Property Managers