NORTH ATLANTA
REALTY, INC.

AtlantaHomesForRent.com

Fees for Services:

1. Lease Fee:

- ✓ Initial meeting to evaluate the property and advise what, if anything, should be done to make the property ready for the market.
- ✓ Establish the proper rent range.
- ✓ Market the property through our web sites, industry contacts, especially relocation realtors; information flyers, yard and directional signs.
- ✓ Screen prospect calls and evaluate their motivation, ability, timing and need.
- ✓ Meet qualified prospects at the property to demonstrate the features and benefits of each home. We never leave a key under the door mat or give out the lockbox code!
- ✓ Obtain and verify prospect's credit, income, work and rental history.
- ✓ Share with you our honest evaluation of the prospect's qualifications to rent your property. We'll never advise you to take a tenant we wouldn't personally rent to.
- ✓ Upon approval of the prospect, prepare an aggressive lease that complies with current Georgia law and provides you with maximum protection.
- ✓ Unless the tenant is out of town, we conduct a lease-signing meeting with the tenant to thoroughly explain the terms and conditions of the lease.
- ✓ Conduct move-in inspection on the day of occupancy, at which the condition of the property is carefully documented, the mechanicals of the home explained, security deposit collected and keys delivered.

At this point we have earned the Lease Fee, equal to one month's rent. We can, and usually do, divide the lease fee into two equal monthly installments during the first two full months of the lease.

Any subsequent lease renewals by the same tenant will be subject only to a renewal fee of $300, not another month's rent. If you would like us to offer a two year lease to the tenant, thereby maximizing your income while minimizing the number of lease fees we will be happy to do so!

NARPM
National Association of Residential Property Managers