Calhoun Properties Group, LLC

Matching Owner and Tenant with Trust and Confidence

Property Management
Key Points



Contact us:
(301) 744-9780
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Fax: (240) 266-1108
Text: (301) 744-9780

Address:
3540 Crain Highway, Suite 172
Bowie, MD 20716

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Thank you for inquiring about our Property Management Services. Here are some key points about our agreement with you:



Our Management Fee:

- We charge 8% of the collected rental for full service management
- No management fee until rent is collected



Finding you a new tenant:

- We advertise on over a dozen rental sites.
- We conduct private showings & Open Houses.
- No upfront costs until we find you a tenant
- Application Processing & Credit check is included
- Cost is One months rent for the finder's fee.



If you have a tenant:

- We charge $350 to take over property with existing tenants
- We will meet with the tenant & assess the property.



What the Fee Covers:

- **7 day availability:** Ensures priority response for maintenance and repairs.
- **Technology at your service:** Calhoun Properties Group (CPG) provides convenient online & phone maintenance requests, secure applications, and listing of CPG available properties.
- **Rent Collection:** Rents are typically due on the first of the month with a 5-day grace period. We collect the rent and distribute your payment directly to your bank account (ACH).
- **We inspect your property:** Before new tenants occupy the property, we ensure the vacancy has been fully inspected and is clean. As well as all appliances are in working order.
- **Maintenance & Repair:** When required, we conduct the appropriate maintenance using qualified in-house repair specialists. This reduces the cost dramatically, and allows us to respond on the same business day. We can also work with your contractors or your home warranty company.
- **Financial statements:** Statements are available any time via our Owner's portal.
- **Extensive Advertisement:** Your property will appear on the Multi Listing Real Estate System (MLS) and on dozens of Rental websites including Facebook Marketplace. Zillow, Trulia, HotPads & Zumper. We have an online Open House scheduling system and an online rental application.
- **Cancel:** This property management agreement can be canceled at any time.



What the fee does not cover:

- Homeowners Insurance.
- Association Fees or fines.
- Mortgage Payments, Property Taxes, or Legal Fees.
- State, County, or Municipal Rental licenses, or Inspections.
- Alarm fees, security monitoring or any other utilities.

If you are interested in moving forward with our Property Management Service, Please review and return the following online forms & Agreement.

Calhoun Properties Group, LLC *3540 Crain Hwy, Suite 172, Bowie, MD 20720 *(301) 744-9780