

## Addendum B

### To Residential Leasing and Property Management Agreement Review of Services

Services Provided	9% Monthly Mgmt Fee <small>(See Addendum A for additional unit discounts)</small>
Yard Care Coordination/ Accounts Payable Fee	<b>Additional 1% monthly fee</b>
Pre-Listing Consultation with Property Manager	✓
Onboarding fee, move in condition report and professional photography for listing	\$300 <small>(\$200 if professional photos are provided with written approval from original source for reuse)</small>
Comparative Market Analysis for Your Investment Property	✓
Listing for Lease with Multiple Listing Service sharing with over 300 websites	✓
Property Listed on 3G Properties Group Website	✓
Marketing	✓
Tenant Screening for Credit, Criminal and Eviction History	✓
Lease Preparation	✓
Leasing Fee (new tenant)	50% of first month's rent
Lease Renewals (existing tenant)	20% of 1st mo rent under extension of existing lease <small>(Capped at \$300)</small>
Pre-Renewal Price Comps	✓
Move In Condition Report	\$130
Monthly Accounting Statement of Income and Expenses.	✓
Annual 1099 Electronically Transmitted to Owner and IRS	✓
Monthly Direct Deposit of Net Income	✓
Oversight of Property During the Lease Term	✓
Vacant properties listed for lease	If a property is vacant for more than 60 days, owner pays a minimum fee of \$100 per month until a tenant is approved to occupy by 3G Properties.
Owner Reserve (\$500 due at time at signing)	\$500 for 1st property \$250 for each addtl Property \$2,500 cap
Repair and Renovation Coordination	5% of invoice This is charged if 3G Properties personnel are required to coordinate or be present for repairs or renovations beyond routine maintenance.
Maintenance Coordination/Accounts Payable Fee	\$20 per work order
Recurring Maintenance Charges (AC Filter change and smoke detector check). Price does not include batteries and/or smoke detectors. On-Site Visits are included during Recurring Maintenance.	\$60-100 quarterly OR \$90-120 semi-annually
Carrying Cost for Unpaid Landlord Account Balance	10% of balance due on owner statement
3rd Party Move Out Review	Paid by Tenant at Move Out
Fees Related to oversight of Insurance and Legal Matters	\$50/hour
Utility connect/disconnect fee & city registration	\$25 per occurrence
Security Deposit Itemization and Refund Per Texas Property Code	✓



