



Modern Property Management, Inc.

Property Management • Rentals • 24/7 Maintenance • Remodeling • Real Estate Sales

Fee Structure – General

Modern Property Management, Inc. offers its BBB A+ rated professional services as a property manager, bank receiver or intermediary through a simple, straight-forward pricing structure, uncluttered by hidden fees and caveats. We provide professional management/ accounting and communicate regularly with our clients.

National-League Service + Local Knowledge Operating in Kentucky and Indiana, we are big enough to offer national-league service levels combined with an intimate knowledge of local conditions, market trends, political agendas and tenant demographics. We service over 80 clients spanning nearly 1,400 managed units.

Integrated Management & Maintenance In addition to property management, we offer 24/7 maintenance response through our own in-house service corps, Modern Property Services, LLC. We fully integrate work-order management and reporting with accounting and other services for a seamless management experience.

Turn-Key or a La Carte We offer maximum flexibility and can provide turn-key or *a la carte* services from our extensive service portfolio. Please inquire if you have special management needs. Pricing below is for turn-key management.

Service	Fee Description	
Receiver for REO (Any size property)	Option 1: High initial occupancy	6 percent gross income for management; 25 percent of first month rent for a new 12-month lease; 0 percent for renewal lease.
	Option 2: Low initial occupancy	8 percent gross income for management; 10 percent of first month rent for a new 12-month lease; 0 percent for renewal lease.
Evictions	\$0.00 for simple eviction; \$135 for court representation, if in-house; actual attorney fees, otherwise.	
Tenant screening	None	
Initial set-up	None	
Annual renewal fee	None	
Annual software license	None	
Advertising fee	None	
Work order accounting	None	
Mileage & trip charges	None	
Minimum 1-hr charge	None	
Per repair call request	None	
In-house collections	None	
Custom reports	None	

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