

Monarch Realty vs Other Companies Comparison Sheet



Fees and Services	Monarch Realty	Other Companies
Procuring Tenant - "Tenant Find"	Our fee is equivalent to the first month's rent	Varies, but typically equivalent to the first month's rent
Monthly Management Fee	8% of the total rent - entire property rentals 10% of the total rent - per room rentals	Between 10% - 12% Some companies have a base management fee
Takeover Set Up Fee ** one time only, to take over management from a currently leased property.	-\$300 for 1st lease -\$50 for subsequent lease (for subsequent leases - room rentals)	Varies by company
Lease Renewal Fees	None	\$200 - \$450 additional
Biannual inspections	Included	\$75 - \$100 additional
Pet fees	Owner retains all pet monthly fees and deposits.	Some companies keep pet deposits.
Late Fees	Late fees are disbursed evenly between the owner and Monarch Realty.	Most companies keep late fees.
Maintenance mark Ups	No markups on maintenance labor, but markups on parts used by our inhouse maintenance team.	Varies by company
Site Visits	No additional fees for routine maintenance & showings	Varies - \$80+ per visit
Application Fees **applicant/tenant paid fees	55	\$50 - \$125
Administrative Fees **applicant/tenant paid fees	200	varies but between \$200- \$250
Commissions due if tenant buys your property if you decide to sell.	0	between 3% - 6%