



BLACK BEAR RENTALS, INC.

ASHEVILLE • WESTERN NORTH CAROLINA

LONG TERM and VACATION

1070 Tunnel Rd. Bldg. 2

Unit 30

Asheville NC 28805

828.712.3075

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www.blackbearwnc.com

2017/18 Fee Structure

Full Property Management Contract

Long Term Rentals:

- \$200 – Administrative & Marketing Fee, due upon signing of a fully executed Property Management Agreement
- \$200.00 – Owner Maintenance Fund (withheld from first month's rent on owner's behalf for routine maintenance)
- \$125.00 – Basic Cleaning Fee for property prep before renting
- 10% of Annual rent – due upon a fully executed Rental Agreement. May be paid in full immediately or in 12-month installments (deducted from the rent payments)

Short Term Rentals/Furnished Monthly/Vacation Rentals:

- \$200 – Administrative & Marketing Fee, due upon signing of a fully executed Property Management Agreement
- 20% of Gross Rent Collected
- \$25.00 Per Month - If BBR submits State & County taxes collected on your behalf (some owners choose to file these taxes themselves)

Please see below for contract details

Marketing Only Contract

\$500 – due upon signing of a fully executed Marketing Agreement

Please see below for contract details

Occupancy Tax Filing and Remittance

For short term (90 days or less) and vacation rentals

\$25.00 Per Month

Other Services

Black Bear Rentals offers a variety of other services to assist property owners. These include, but are not limited to: **deep cleaning, lawn care, project management, overseeing extensive renovations, caretaking** for properties that are only occupied part of the year or being on site for **vendor call outs**. These service charges vary and are negotiated on a case by case basis in consultation with owners.

Commission Contracts:

Marketing & Promotion

Property Showing

Tenant Screening

Lease Execution

Collection and Holding of Security/Pet Deposits

First Month Rent Collection

Collection of Proof of Renter's Insurance

Baseline Property Inspections

Cleaning

Move-in Inspections

6-Month Inspections

On-going Rent Collection

Rent Delinquency collection

Evictions

Maintenance

On-going Tenant Relations

Lease amendments due to changes in occupancy (adding/deleting tenants)

Initial Move-out Inspections

Move-out Inspections

Security Deposit returns following final move-out inspection

Added Protection through BBR's Errors & Omissions Insurance

Marketing Only Contracts:

Marketing & Promotion

Property Showing

Tenant Screening

Lease Execution

Liaise with Owners & Tenants for Security/Pet Deposits and first month's rent