



BLACK BEAR RENTALS, INC.

ASHEVILLE • WESTERN NORTH CAROLINA
Full Property Management • Long Term and Vacation Rentals
www.blackbearwnc.com

828.712.3075

1070 Tunnel Rd. Bldg. 2 Unit 30 Asheville NC 28805

2019 Fee Structure

Full Property Management

Long Term Rentals:

- \$200 – Administrative & Marketing Fee, due upon signing of a fully executed Property Management Agreement
- \$200.00 – Owner’s Maintenance fund (we will withhold this amount from the first owner payout to establish a routine maintenance fund on your behalf)
- Cleaning – Fees depend on size and condition of the house but in most cases, professional cleaning is required before we take on a property
- 10% Commission – 10% of the annual rent amount is due upon a fully executed Rental Agreement. This may be paid in full immediately or in 12-month installments deducted from owner’s payout

Re-Leasing Fees

- \$100 for re-renting a property (showing agent fee, re-marketing, updated photo’s if needed, etc.)
- \$125.00 cleaning contribution for cleaning between tenants (all excess is paid by the outgoing tenant)

Short Term/Monthly Furnished and Vacation Rentals:

- \$200 – Administrative & Marketing Fee, due upon signing of a fully executed Property Management Agreement
- \$200.00 – Owner’s Maintenance fund (we will withhold this amount from the first owner payout to establish a routine maintenance fund on your behalf)
- Cleaning – Fees depend on size and condition of the house but in most cases, professional cleaning is required before we take on a property
- 20% Commission – of Gross Rent Collected
- State & County Tax collection* (Remittance incurs an additional charge, please see below for details)

Re-Leasing Fees – included in commission

Service as part of full management contracts includes but is not limited to:

Marketing & Promotion including photography
Property Showing by a real estate professional
Tenant Screening including credit and background checks
Lease Execution & Re-renting

Collection and Holding of Security/Pet Deposits
First Month Rent Collection
Collection of Proof of Renter's Insurance
General Property Inspections
Professional 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

***Occupancy Tax**

For short term (90 days or less) and vacation rentals Black Bear Rentals can file and remit tax on the owner's behalf at a rate of \$25.00 per month.

Marketing Only Contract

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

Service is limited to:

Marketing & Promotion (including photography if required)
Property Showing by a real estate professional
Tenant Screening
Lease Execution

Other Services

Black Bear Rentals offers a variety of other services to assist property owners. For example:

- **Caretaking** for properties that are only occupied part of the year
- **Project/Renovation Management**
- **Vendor call out Service**

Fees vary