



Mogul Property Management LLC

6780 Southwest Ave., St. Louis, MO, 63143

Phone: 314-210-4414 Fax: 314-865-1170

Management Agreement and Fee Schedule 1-4 unit building

Management Services Fee (Percentage of gross monies collected. \$100 a month cap per unit)	10%
Leasing Fee (Equal to one month's rent. This fee will be prorated if the unit needs to be filled again in less than one year. This is a \$1,000 maximum charge)	100%
Lease Renewals	\$70
Management Software Integration Fee	N/A
Minimum charge per property	\$50
Repair and Maintenance Charges	
Standard Trip Charge	\$30
After Hours/Emergency Trip Charge	\$100
Hourly Labor Rate (Billed in 20 minute increments)	\$70
Emergency Hourly Labor Rate (After 5pm and weekends)	\$100
Biannual Preventative Maintenance (Clean furnace (Fall) clean ac coil (spring) and change filter, clean out gutters, pest control, and clean common areas)	Single family \$250; Duplex \$400; 4 family \$600
Lawn Care Minimum (This is the typical charge for 1-4 family units, service and is generally provided from May to November)	\$40
Outside Vendor Fee (All repairs performed by outside vendors will have a management fee of 15% added)	15%
Property Reserve (To be held throughout the terms of this contract and then be released after the accounting is finalized on the portfolio Typically 60-90 days)	\$500.

Note: This fee schedule will remain in effect for a minimum of one year from the date of acceptance and will be reevaluated in December every year. Monthly disbursements to owners will be made on the 15th of the following month for each month for the previous month's rental incomes.

MOGUL PROPERTY MANAGEMENT LLC

SIGNATURE

DATE

BUILDING ADDRESS & ZIP CODE

OWNER'S LEGAL NAME

TITLE

SIGNATURE

DATE