

*“Dependable, 24/7  
property management  
by experienced  
professionals dedicated  
to maximizing your  
returns”*

## Dependable

Dependable Management is the gold standard of property management. We have in-house, experienced and licensed real estate and legal full-time professionals. Trusting Dependable with your property management needs is knowing your investment is in the best of hands.

Dependable Management

(410) 456 - 4219

[www.dependablemgt.com](http://www.dependablemgt.com)



## Dependable Management

Property Management  
Services





## Professional leasing services

- RENTAL ANALYSIS
- PRE-RENTAL EVALUATION
- RECOMMEND IMPROVEMENTS
- COORDINATE REPAIRS IF NEEDED
- SET OPTIMAL RENTAL PRICE
- PHOTOGRAPH YOUR PROPERTY
- PROFESSIONAL SIGNAGE
- ADVERTISES ON 30+ WEBSITES
- INCOME AND EMPLOYMENT VERIFICATION
- CRIMINAL BACKGROUND CHECK
- CHECK REFERENCES
- NEGOTIATE CONTRACT
- COMPLETE OWNER REPRESENTATION
- BEFORE AND AFTER PICTURES
- MOVE-IN CHECKLIST FILLED OUT AND SIGNED
- KEYS HANDED OVER



## Monthly Property Management

- MOVE-IN SERVICES
- HANDLE ALL TENANT CONCERNS
- ENFORCE TERMS OF LEASE
- 24/7 ONLINE OWNER & TENANT PORTALS
- MOVE-OUT SERVICES
- MAINTENANCE COORDINATION
- LICENSED, EXPERIENCED VENDORS
- ASSIST OWNER WITH PROJECT & VENDORS
- PROJECT MANAGEMENT AT 15%
- COMPLETE RECORD KEEPING
- MONTHLY AND YEAR END STATEMENTS
- 1099 DISTRIBUTED
- TENANT AND OWNER DEPOSITS HELD IN TRUST
- PM FEES ARE 100% TAX DEDUCTIBLE



## Competitive Fees

First months rent and 10 percent of rent per month thereafter.

Discounts for multiple properties:

- 2-8 Properties: 1% discount
- 8 + Properties: 2% discount

Project/Repair Management – 15%  
→ Use of our preferred vendors often results in substantial overall cost savings

Lease Renewal: \$50.00

Rental Housing License / renewal: \$40.00  
+ cost of license (valid for 2 years)

MDE LEAD Certification: \$75.00  
+cost of inspector

MDE Yearly Rental Registry: \$30.00  
+ State Fee (yearly)

Eviction Package: \$300.00

All Property Management fees: 100% TAX DEDUCTIBLE

