



**CEDAR RIDGE REAL ESTATE**

**&**

# ***Property Management***

***We will be accepting new properties for long term management and offering our Homeowners professional service at reasonable fees.***

***We Care About our Homeowners Needs, so we Offer our Homeowners Choices on Their Property Management Fees***

- **Choice #1-- 13% Monthly Property Management Fee for Long Term Rentals  
NO set up fees, NO marketing fees, NO renewal fees, NO inspection fees.**
- **Choice #2-- 10% Monthly Property Management Fee for Long Term Rentals with a  
\$300.00 set up fee, a \$200.00 remarketing fee per vacancy  
\$100.00 fee for 1 year lease renewal, \$50.00 fee for 6 month lease renewal  
\$25.00 for additional interior inspections.**

**Included with both Choices**

- **Free rent analysis**
- **No Company markup on vendors invoices**
- **Maintenance reserve account of \$150 to be deducted from owners first draw check**
- **1 yearly interior property inspection**
- **Lease enforcement**
- **Coordinating all repairs and maintenance issues**
- **Full credit screenings ( credit, criminal, evictions & sexual predator)**
- **Crime free lease addendum**
- **Agent showings and final walk through inspections**
- **Rent collection**
- **Monthly accounting statements**
- **Comprehensive advertising and websites**
- **All professional property management and lease forms are provided**
- **If applicable we will collect and pay sales taxes on behalf of our owners**

Cherrel Linne  
Property Manager

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revised 3/24/2016