



## Phoenix Realty of Wake County Inc.

### Addendum A – Fee Schedules

#### Marketing Fees:

- A leasing commission is due to Phoenix Realty once the property is leased (lease signed). The leasing commission is a percentage of the month's rent and will be paid to Phoenix Realty before any funds are disbursed to the owner. The leasing commission due is dependent upon the lease term:

| <b>Lease Term</b> | <b>Commission Amount</b> |
|-------------------|--------------------------|
| 12 months or less | 50% of Month's Rent      |
| Less than 2 years | 75% of Month's Rent      |
| More than 2 years | 100% of Month's Rent     |

Minimum fee is \$400.

- Phoenix currently does not charge owner for renewals.
- Sale of Property: In the event the tenant secured by Phoenix Realty purchases the property during any rental contract term or within six (6) months of the initial rental contract term expiration or renewal thereof, the Owner agrees to pay a commission of five percent (5%) of the gross sales price to Phoenix Realty, which shall be due and payable upon the closing of the property.

#### Maintenance Fees:

|                                |                                     |
|--------------------------------|-------------------------------------|
| General Rate                   | \$60 per hour                       |
| HVAC Rate                      | \$85 per hour                       |
| On Call Rate                   | 50% Above Normal Rate               |
| Maintenance Surcharge per call | Currently \$0 charge per work order |
| Contractor surcharge           | None                                |
| Owner Requested Inspections    | \$50 per hour                       |
| Owner Administrative Requests  | Varies                              |

Owner Initials \_\_\_\_\_ Agent Initials \_\_\_\_\_

ver. 1.2012