



PALM III REALTY

22391 Flora Parke Crossing, Suite B

Fernandina Beach, FL 32034 (904) 321-4001

Rental Fee Structure

New Property to include 1st Tenant Rental

50% first full months' rent to Palm 3 Realty and Property Management

10% per month for the remaining 11 months of lease

Property inspected prior to renting by property management. This includes photos and inspection reports, listed on numerous websites, Attorney prepared lease, applicant screening, successful tenant placement, and EFT setup.

Inspected semiannual to ensure the tenant is complying with rental agreement.

Renewal of Existing Lease with Current Tenant

\$160 Renewal fee / 10% per month

Property inspection and new lease prepared by Attorney

Existing Property with New Tenant Lease

50% first full months' rent to Palm 3 Realty and Property Management / 10% per month for the remaining 11 months

Property is inspected prior to renewing lease by property management.

Property listed on numerous websites, Attorney prepared lease, screening of applicants and successful tenant placement

Cancellation of Management Agreement

Palm 3 Property Management will be due the amount of any commissions through the end of the tenant's current lease

Pet Fee

\$300 first cat or dog \$75 each additional (paid by tenant) / 75% of pet fees collected funded to Owner

This fee is a non-refundable fee paid by the Tenant

Maintenance Reserve Fee

\$300 to be held by Palm 3 Realty and Property Management in the event of minor repairs needed to the property.

All repairs are communicated to the Owner and will have accounting sent to them in monthly statement.

Tenant Late Fees

10% of rent charge / Late fees are assessed on the 6th day of the month

50/50 split of the Late Fee between Palm 3 Realty and Property Management and Owners

Dedicated Staff

Our team is comprised of licensed leasing agents, maintenance supervisors, maintenance techs, accountants, and portfolio managers. Our breadth of talent allows us to deliver a pleasant experience for our clients