



## Sample Fee Schedule

- **Marketing**
  - Included but not limited to Listing on Houston Association REALTORS® Multiple Listing Services
- **Leasing**
  - Texas Association of REALTORS® Lease Forms
- **Tenant Screening**
  - Texas Realtor® Association Benefits Partner, SmartMove by TransUnion
  - Credit, employment & Criminal checks
- **Tenant Selection Criteria**
  - Texas REALTOR® Association Guideline Form
- **Rental & Security Deposit Collection**
- **Maintenance & Repair Request**
- **Physical Inspections as needed**
- **Make Ready Services**
- **Monthly Owner Income Disbursement**
- **Monthly Owner Reporting**
- **Negotiate Renewal Leases**

<b>Proposed Rental Rate</b>		\$2,500.00
Set Up Costs		
Management Fee @ 5%	\$125.00	
Two Months Utilities @ 10%	\$500.00	
Two Months lawn service	\$200.00	
Home Warranty	\$700.00	
<b>TOTAL SET UP COSTS:</b>		<b>(\$1,525.00)</b>
Leasing Costs for 12 month lease		
Fort Bend Homes Listing @ 4.166%		<b>(\$1,249.80)</b>
Tenant's Agent @ 4.166%		<b>(\$1,249.80)</b>
Leasing Income		
1st Full Month		\$2,500.00
<b>Net Cost to Owner for Set Up</b>		<b>(\$1,524.60)</b>
Reserves in Trust Account		
Security Deposit	\$2,500.00	
Utilities	\$500.00	
Lawn	\$200.00	
<b>TOTAL RESERVES</b>	<b>\$3,200.00</b>	
Monthly Income/Distribution		
Rental Income		\$2,500.00
Management Fee @ 5%		<b>(\$125.00)</b>
Lawn Service		<b>(\$100.00)</b>
Distribution to Owner 10th		\$2,275.00



- Home
  - Landlords
  - Renters
- Credit | Criminal | Demo | Pricing | FAQs

### Determine the most qualified residents quickly and efficiently

Access credit data and predictive scores online for instant, reliable leasing recommendations

Here's how SmartMove helps you choose the most qualified tenants:

**Credit history**—SmartMove gathers data such as lines of credit provided by financial institutions, collection accounts, bankruptcy proceedings and other public financial records.

**Additional risk factors**—SmartMove accesses comprehensive criminal background data and also examines income-to-rent ratio, payment histories, criminal, terrorism and fraud databases.

**Advanced analytics**—TransUnion applies highly predictive modeling to our comprehensive screening data to determine the risk level for individual or groups of applicants.

**SmartMove credit report**—easy-to-read credit report form that highlights specific tenant risk factors.

**Tailored recommendation**—using proven credit data and advanced analytics, SmartMove provides a simple, straight-forward leasing recommendation based on your specific property's risk criteria.

Tenant Selection Criteria  
 \_\_\_\_\_ (Company Name)

These criteria are being provided in reference to the Property located at the following address: \_\_\_\_\_ (Street Address)  
 \_\_\_\_\_ (City, State, Zip).

Pursuant to Property Code Section 92.3515, these Tenant Selection Criteria are being provided to you. The following constitute grounds upon which Landlord will be basing the decision to lease the Property to you. If your application is denied based upon information obtained from your credit report, you will be notified.

1. **Criminal History:** Landlord will perform a criminal history check on you to verify the information provided by you on the Lease Application. Landlord's decision to lease the Property to you may be influenced by the information contained in the report.
2. **Previous Rental History:** Landlord will verify your previous rental history using the information provided by you on the Lease Application. Your failure to provide the requested information, provision of inaccurate information, or information learned upon contacting previous landlords may influence Landlord's decision to lease the Property to you.
3. **Current Income:** Landlord may ask you to verify your income as stated on your Lease Application. Depending upon the rental amount being asked for the Property, the sufficiency of your income along with the ability to verify the stated income, may influence Landlord's decision to lease the Property to you.
4. **Credit History:** Landlord will obtain a Credit Reporting Agency (CRA) report, commonly referred to as a credit report, in order to verify your credit history. Landlord's decision to lease the Property to you may be based upon information obtained from this report. If your application is denied based upon information obtained from your credit report, you will be notified.
5. **Failure to Provide Accurate Information in Application:** Your failure to provide accurate information in your application or your provision of information that is unverifiable will be considered by Landlord when making the decision to lease the Property to you.
6. **Other:** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Decline

Conditional

Low Accept

Accept