

SCHEDULE OF CHARGES FOR FULL MANAGEMENT

ADDENDUM 1 TO RESIDENTIAL MANAGEMENT AGREEMENT BETWEEN
Hecht Property Management AND _____

MANAGEMENT FEES:

10% of all rent received after the first month OR \$70, whichever is greater.

LEASE FEES:

Half of one full month's rent charged on the first full month's rent for all new tenant leases written.

RENEWAL LEASE FEES:

We recommend that the lease be allowed to roll into a month-to-month basis after the initial one-year lease. However, if you want your property to have a continuous year lease we will be glad to negotiate this. There is a 25% of one month's rent lease renewal fee plus a monthly management fee.

LATE CHARGES:

50% to Hecht Property Management and 50% to the owner.

EVICTION ADMINISTRATION FEES:

100% to Hecht Property Management. These fees are limited by the North Carolina Real Estate Commission and are outlined in the lease under "FEES FOR COMPLAINT FOR SUMMARY EJECTMENT AND/OR MONEY OWED".

PET FEES:

100% to owner

APPLICATION FEES:

100% to Hecht Property Management

NSF (Non-sufficient funds) and RETURNED PAYMENT FEES:

100% to Hecht Property Management

RE-WRITING LOST CHECK FEE:

\$30 – This is the same fee the bank charges us for a stop-payment.

OWNERS INITIALS: _____

DATE: _____

OWNERS INITIALS: _____

DATE: _____

AGENTS INITIALS: _____

DATE: _____