



Compare our management fees and services and choose the best plan for you.

Nicklin Property Management offers a comprehensive management approach. In order to meet the needs of our clients, we offer two management plans. Please review the included services for each plan and indicate your selection below.

Monthly Management Fee

8%

10%

Maintenance

	8%	10%
Coordinating Routine Maintenance	X	X
After Hours Maintenance Coordination	X	X
Coordinating Insurance Claims	X	X
Utilizing Home Warranties	X	X
Utilizing Licensed and Insured Vendors	X	X
Providing copies of all invoices	X	X
Troubleshooting maintenance with tenants	X	X

Inspections

	8%	10%
Initial new property evaluation	X	X
Move-In Inspection	X	X
Move-Out Inspection	X	X
90-Day Inspection - Initial Lease Term		X
9-Month Inspection - Initial Lease Term		X
Lease Renewal Inspection	X	X
Additional Requested Inspections		X

Bookkeeping & Accounting

	8%	10%
Monthly Account Statements	X	X
Monthly Direct Deposit of Rent Money	X	X
Annual Profit and Loss Statement	X	X
Landlord 1099 IRS Filing	X	X
Online Rent Payments	X	X
Automatic and Online Tenant Payments	X	X
Pay Repair Invoices	X	X
Utility Bill Payments	X	X
Collection of Security Deposit	X	X
Copies of Receipts and Invoices	X	X
Maintain payment history	X	X

Monthly Management Fee

8%

10%

Tenant Compliance

HOA Violations	X	X
Renters Insurance Verification	X	X
Coordinating Evictions	X	X
Enforcement of Lease Terms	X	X
Deduct Damages from Security Deposit	X	X
	X	X

Online Access

Real Time Account Updates	X	X
Monthly Account Statements	X	X
Inspection Reports	X	X
Copies of Invoices and Receipts	X	X
Copies of Lease and Management Documents	X	X

Plan Selected:

-8%
MONTHLY FEE
(Initial)

-10%
MONTHLY FEE
(Initial)

ADVERTISING:

**Our comprehensive advertising package
for all properties - \$95**

- Market Rent Analysis
- 30 Day Rent Guarantee*
- Property Photographs
- Zillow, Trulia, Hotpads and Realtor.com
- MLS for Realtor Availability
- AHRN for Military Personnel
- Oodle Marketplace
- Electronic Lockboxes for Realtor Access
- For Lease Sign
- Lead Calls & Inquiries

(*If we can't find you a qualified tenant within 30 days of listing, you may cancel your agreement with no fees or obligation!)

LEASING:

**Our proven, full service leasing process for all properties
10% of the first month's rent**

- Tenant Credit Check
- Tenant Rental History Verification
- Tenant Employment / Income Verification
- Tenant Fraud Check
- Tenant Criminal Background Check
- Owner approval for potential tenants
- Lease Agreement Preparation and Signing
- Collection of Security Deposit
- Annual Rent Analysis

**We invite you to experience the Nicklin difference
in Las Vegas property management.**

