



Energy Management

Energy Management was formed as an added service to assist our clients that either acquire rental property for investment purposes, or need to lease their home for other reasons. If you live outside of Houston, or if you just don't want the hassle of managing your home, we can help you!

Our fees range from a minimum of \$100 monthly up to 10% of a full month's rent. Fees depend on the size of the home, location, anticipated maintenance/amenity upkeep and rental income amount. We work with you to make sure it makes financial sense for you!

The following is included with our management services, and are further detailed on the Property Management Agreement:

- Rent Collection
- Delinquent Rent Proceedings. Court fees will apply.
- Move In Orientation
- Security Deposits held in Escrow
- Bookkeeping including detailed Monthly Statements
- Rental Income direct deposited to Landlord's account monthly.
- Oversee Routine Maintenance of home, including lawn & pool maintenance if needed, routine HVAC service, and gutter cleaning.
- Tenant Repair Requests (with owner approval).
- Bi - Annual Property Inspections to insure property is being maintained.
- Final Walk Through and Security Deposit Distribution
- Re-leasing & Marketing of Property when necessary. (Leasing fee do apply)
- Make ready coordination and Rekeying property at move out. .
- Compliance with Property Code
- Home Warranty coordination for repair completion

We promise to oversee your property like we would one of ours, not only safeguarding your home, but also being financially efficient. In turn, the Landlord promises to do the following:

- Agree to maintain property in compliance with property code.
- Maintain adequate insurance on property and name Energy Management as additionally insured up to \$300,000.
- Timely response to repair requests above limit.

If you have any questions about services we offer, please don't hesitate to contact us!