

Lease-Only Tenant Placement Guide

A guide for owners who need help finding and placing a qualified tenant without starting full-service management.

Lease-only pricing

Tenant placement fee

1 month's rent

Charged when HomeScoutz places a tenant without ongoing property management.

What lease-only placement includes

- Rental readiness review and pricing guidance.
- Listing preparation and rental marketing support.
- Inquiry management, showing coordination, and application intake.
- Tenant screening support and approval coordination.
- Lease coordination and move-in next steps.

Best fit

- You want a qualified tenant placed, but you plan to manage the property yourself.
- You need help with leasing systems, screening, and paperwork.
- You have a rental-ready property and want a clear leasing path.
- You may consider ongoing management later, but do not need it today.

What to have ready

- Property address, bedroom and bathroom count, photos, and access instructions.
- Target rent, earliest available date, pet policy, and utility responsibilities.
- Any HOA, voucher, rental restriction, or local compliance information.
- Preferred timeline and any urgency around vacancy or move-in dates.

Management can be added later

If you decide you want ongoing rent collection, maintenance coordination, resident communication, and owner reporting, HomeScoutz can review the full-service management path with you.