HomeScoutz
UNLOCKING DOORS

# Owner / Investor Rental Property Guide

A practical guide for owners and investors preparing to lease, manage, or stabilize a rental property.

**Why your agent may share this**

Your agent introduced HomeScoutz as a rental-side resource so you can get focused support for leasing, tenant placement, and management questions while your agent relationship stays clear.

## When HomeScoutz can help

- You own or are buying a property that needs a qualified tenant.
- You want a rental price opinion, lease-up plan, or market-readiness guidance.
- You need support with applications, screening, lease coordination, or move-in steps.
- You are considering full-service property management after the property is leased.

## Two common service paths

**Lease-only placement**

**1 month's rent**

$750 minimum. For owners who need tenant placement without ongoing management.

**Full management**

**50% leasing fee**

Of first month's rent, $500 minimum, plus an 8-10% monthly management fee.

**Owner reserve**

**$500**

Refundable maintenance reserve held for urgent property needs.

## Full-service management pricing

| Plan | Best for | Monthly fee | Notes |
| --- | --- | --- | --- |
| **Prime** | 1 unit | 10% | $75 min / $199 max |
| **Plus** | 2-4 units | 9% | Portfolio rate |
| **Pro** | 5+ units | 8% | Best portfolio rate |

For full-service management, the one-time leasing fee is 50% of the first month's rent ($500 minimum) when HomeScoutz places a tenant. The monthly management fee is 8-10% based on portfolio size and is charged only when rent is collected. No tenant means no monthly management fee.

## Helpful next step

- Share the property address, target rent, photos, current occupancy status, and ideal timeline.
- If the property is under contract, share the expected closing date and any known repair items.
- HomeScoutz can help you decide whether lease-only placement or ongoing management is the better fit.