



PMT Fees & Services

Tenant Selection Fee:

The value of one month's rent includes the following:

	PMT	Competition	
Professional assessment of property rental value	✓	✗	
Suggestions on how to maximize rental revenue	✓	✗	
Provide market analysis	✓	✗	
On-site assessment & consultation on how to prepare your property for lease	✓	✗	
Professional photography in high resolution	✓	✗	
Coordination with on-site management office for showings	✓	✗	
Advertise and list the property lease with our Corporate Relocation Companies, Executive Search Firms, MLS, Kijiji, Craigslist, our website, etc.	✓	✓	Kijiji & Craigslist only
Conduct showings including an open house (if applicable)	✓	✗	
Pre-screen all candidates	✓	✗	
Conduct background checks including a full credit bureau report	✓	✓	Tenants provide their own report, unable to verify authenticity
Draft a binding lease	✓	✓	Competitor does not take accountability for the tenant and the owner is named as the lease holder
Lease agreement written by a legal professional, including clauses to protect landlord	✓	✗	Lease may not include the best interest of the landlord
All applications must be approved by the landlord (applications denied by the landlord do not require a reason)	✓	✗	Landlord does not approve the tenant
Indepth inventory of property condition/ appliances/ heating & cooling systems, etc	✓	✗	
Collect proof of utility connection, tenant insurance, key deposit and pre-authorized debit from the tenant prior to moving in (keys are not released until all conditions are satisfied)	✓	✗	

Property Management Fees

Condos \$109 +HST This is any type of condo, apartment style and townhouse.	Homes \$169 +HST	Multi Unit Homes \$99 +HST Per door, this includes homes with a main/upper/basement
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Property Management Fees Include:

\$109-169+HST 5%-11%

	PMT	Competition	
Move out and move in inspections	✓	✗	Additional fee \$75 to \$125 per visit
24/7 on call emergency service to tenants - not contracted out	✓	✗	
Collect monthly rent directly from the tenant's bank account - included, but accepts cheques	✓	✓	Also Accepts cheques
Coordination and processing eviction notices, noise complaints, notice of entry, etc	✓	✗	Additional fee \$75 to \$125 per visit
Provide monthly and annual revenue and expense report	✓	✓	Only one report
Deposit rental revenue directly into Landlord's bank account	✓	✓	Rent may take up to 30 days to process
Schedule any maintenance or repairs	✓	✓	
Wholesale pricing for landlords	✓	✗	
Payment plan available (with no interest) for large purchases or repairs	✓	✗	Unable to provide
List of experienced vendors that provide preferred pricing *all vendors are licensed	✓	✗	Outsourced to any contractor
All PMT Staff are licensed and insured, full time in house handyman and cleaning staff	✓	✗	Contracted out
Non-resident CRA tax remitting, includes monthly tax remitting and NR slip for end of the year accounting available for an additional fee	✓	✓	Sometimes available
Investment consultation available at no charge -- PMT can help you purchase your next investment property and manage for free for the first year, please refer to our Purchasing and Investment Property Page	✓	✗	
PMT Clients benefit from our preferred rates for the following services:	✓	✗	
Property Insurance Policy	✓	✗	
Accountant who specializes in investment properties	✓	✗	
All PMT Staff certified and trained in Ontario Residential Tenancies Act	✓	✗	