

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 lease binding between PMT and tenant	✓	✓	Competitor does not take accountability for the tenant and the owner is named as the lease holder.
Lease includes 6 pages of clauses that protect the 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)	✓	✗	

Management Fee:

Includes:

	5.5%	5%-11%	
Three inspections (move in, move out, 60 day end of lease inspection)	✓	✗	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 7 business days after rent has been received.	✓	✓	Rent may take up to 30 days to process.
Schedule any maintenance or repairs * all repairs are approved by the landlord.	✓	✓	Not approved by the landlord.
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 licenced - outsourced to any contractor.	✓	✗	Outsourced to any contractor.
All PMT Staff are licenced 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.	✓	✓	Sometimes available.
Investment consultation available at no charge -- PMT can help you purchase your next investment property and manage for free for the first, 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 the Ontario Residential Tenancies Act.	✓	✗	