



Thinking outside the **BOX** when managing your investment properties

Schedule of Fees and Charges

LEASING COSTS

Letting Fee	FREE
Tenant Reference Check (national tenancy database - default check)	FREE

MANAGEMENT COSTS

Management Fee	11% inc GST
Monthly admin fee	FREE

INSPECTION COSTS

Property Condition Report	\$220.00
Property Inventory Report Fee - Furnished Properties	\$275.00
Routine Inspection Reports (4 per annum)	FREE
Final Bond Inspection	FREE

ADMINISTRATION COSTS

Lease Renewal / Negotiation	FREE
Annual Financial Summary (Annual Tax Statement)	FREE
Court Preparation*	\$110.00
Court Attendance* (capped at \$330.00)	\$110.00 per hr

*Cost recoverable from most landlord insurance policies. Court Application fee additional.

MARKETING CHARGES

In-House Photography	FREE
Professional Photography	\$220.00 (OPTIONAL)
Internet Rental Advertising	\$110.00
Featured Internet Advertising	\$165.00 (OPTIONAL)
For Lease Sign (optional)	\$110.00 (OPTIONAL)

OTHER CHARGES

Title Search (one off at commencement of management, ownership checks audit requirements)	\$28.20
Insurance Claims (optional)	\$55.00 per claim

Fees and charges are inclusive of GST unless otherwise shown



We have done the research for you.

Below is a comparison of our fees compared to other agencies

LEASING COSTS	Box Property Management	Competitor 1	Competitor 2	Competitor 3	Competitor 4 (all Inclusive)
Letting Fee	FREE	2 weeks rent plus GST	2 weeks rent plus GST	2 weeks rent plus GST	Inclusive
Tenant Reference Check	FREE	\$11.00 per applicant	At Cost	\$8.00 per applicant	Inclusive
MANAGEMENT COSTS					
Management Fee	11% inc GST	7.7% of gross collections	9.35% of gross collections	9.35% of gross collections	15.4% of gross collections
Monthly admin fee	FREE	\$10.00 x 12 months	\$7.70 x 12 months	\$11.00 x 12 months	Inclusive
INSPECTION COSTS					
Property Condition Report	\$220.00	\$200.00	\$77.00 per hour	\$66.00 per hr (capped at \$330)	Inclusive
Property Inventory Report Fee - Furnished Properties	\$275.00	\$275.00	\$77.00 per hour	\$66.00 per hr (capped at \$330)	Inclusive
Routine Inspection Reports (4 per annum)	FREE	\$66.00 x 4 per annum	\$66.00 x 4 per annum	\$66.00 x 4 per annum	Inclusive
Final Bond Inspection	FREE	\$180.00	\$77.00 per hour	\$66.00 per hr (capped at \$330)	Inclusive
ADMINISTRATION COSTS					
Lease Renewal / Negotiation	FREE	\$99.00	1 weeks rent	\$198.00	Inclusive
Annual Financial Summary (Annual Tax Statement)	FREE	\$60.00	\$60.00	\$22.00	Inclusive
Court Preparation*	\$110.00	\$150.00	\$110.00	N/A	N/A
Court Attendance*	\$110.00 per hr (capped at \$330)	\$300.00	\$110.00 per hr (capped at \$550)	\$71.50 per hr (capped at \$360)	\$550.00 per claim
*Cost recoverable from most landlord insurance policies. Court Application fee additional.					
MARKETING CHARGES					
In-House Photography	FREE	N/A	N/A	N/A	N/A
Professional Photography	\$220.00 (OPTIONAL)	\$160.00	\$150.00	\$198.00	\$99.00
Internet Rental Advertising	\$110.00	N/A	\$195.00	\$242.00	Inclusive
Featured Internet Advertising	\$165.00 (OPTIONAL)	\$150.00	Included 30 days feature listing	Included 30 days feature listing	N/A
For Lease Sign (optional)	\$110.00 (OPTIONAL)	\$110.00	\$110.00	\$110.00	\$99.70
OTHER CHARGES					
Title Search (one off at commencement of management)	\$28.20	\$28.20	\$28.20	\$28.20	\$28.20
Insurance Claims (optional)	\$55.00 per claim	\$110.00 per claim	\$88.00 per claim	\$110.00 per claim	\$110.00 per claim

Fees and charges are inclusive of GST unless otherwise shown

Join Box Property Management and save on management fees.

Here is a comparison of the total management fees payable for a \$400 per week rental.

TOTAL MANAGEMENT FEES FOR \$400 PER WEEK RENTAL	Box Property Management	Competitor 1	Competitor 2	Competitor 3	Competitor 4 (all Inclusive)
6 month lease	\$1,364.00	\$2,285.80	\$2,646.60	\$2,602.40	\$1,601.60
12 month lease	\$2,508.00	\$3,278.60	\$3,797.20	\$3,772.80	\$3,203.20
18 month lease	\$3,652.00	\$4,370.40	\$4,947.80	\$4,943.20	\$4,804.80
24 month lease	\$4,796.00	\$5,363.20	\$6,098.40	\$6,113.60	\$6,406.40

Management Fee calculation includes: Unfurnished property. Application processed with 3 adults. 1 lease renewal / negotiation at the 12 month mark. 4 hours to complete the PCR and Final Bond Reports

Management Fee calculation excludes: Marketing photography and internet advertising options not included. Annual financial summary / tax statement not included. Title search fee. No court application / attendance

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Box Property Management Fees Matrix	\$300 p.w.	\$350 p.w.	\$400 p.w.	\$450 p.w.	\$500 p.w.	\$550 p.w.	\$600 p.w.	\$650 p.w.	\$700 p.w.	\$750 p.w.	\$800 p.w.
6 month lease	\$1,078.00	\$1,221.00	\$1,364.00	\$1,507.00	\$1,650.00	\$1,793.00	\$1,936.00	\$2,079.00	\$2,222.00	\$2,365.00	\$2,508.00
12 month lease	\$1,936.00	\$2,222.00	\$2,508.00	\$2,794.00	\$3,080.00	\$3,366.00	\$3,652.00	\$3,938.00	\$4,224.00	\$4,510.00	\$4,796.00
18 month lease	\$2,794.00	\$3,223.00	\$3,652.00	\$4,081.00	\$4,510.00	\$4,939.00	\$5,368.00	\$5,797.00	\$6,226.00	\$6,655.00	\$7,084.00
24 month lease	\$3,652.00	\$4,224.00	\$4,796.00	\$5,368.00	\$5,940.00	\$6,512.00	\$7,084.00	\$7,656.00	\$8,228.00	\$8,800.00	\$9,372.00

Management Fee calculation excludes: Marketing photography and internet advertising options not included. Title search fee. No court application / attendance required