

**DISCLOSURE/PAYMENT TERMS TO LESSOR AND LESSEE
(Management & Rental Fees)**

Management Fees *
Updates effective Nov 1st, 2018

House	\$200 Base fee per month
Condo/Duplex	\$125 Base fee per month
Apartments	\$100 Base fee per month
Vacation Rentals	No Refunds

*Fees are based upon location of rental property

*25 percent surcharge for any in-house contractor (when we have to hire or pay a contractor directly)

*Takes up to 3-5 business days. Does not include weekends or holidays

*Rent collection includes monthly/annual status reports, annual accounting, and it incorporates tenant relations as well

* Hampsey&Grenier makes no Warrantee Bills from Contractors after 90 Days

* Hampsey&Grenier makes No Warrantee of Rents after 90 Days

* Bad Check Fee 100.00

***\$75 charge any time we have to go out to assess any emergencies after hours/weekends/holidays. We will use discretion towards any discrepancies.**

Note: When rent is collected on or near the weekend (Friday, Saturday, Sunday, or HOLIDAY), funds to the landlord cannot be released until the bank has cleared the rent check, (which take up to three business days). To avoid any schedule conflicting inconvenience we recommend contacting your bank of choice and requesting an earlier mortgage.

\$750.00 per Eviction *For in-house rentals that Hampsey and Grenier guarantee for 6 months charges includes Tenant/Landlord writ, Sheriff, and Labor. Entire amount charged after 6 months.

Does not include the **\$250.00** court fee that may occur after.

Note: There will be a 25% recovery fee on any back rent that we are able to incur for time and labor costs.

Fee for Condominium Documentation A flat fee of \$250 will be charged for Hampsey and Grenier Services to complete a condo questionnaire and other documentation necessary for the sale of any condominium.

Earnest Money: First months rent, finders fee and application fee

(this is not last months rent or security deposit)
Once excepted, earnest money (first months rent, finders fee, application fee) is non refundable.
\$75 administration application fee required for every rental.

Security Deposit: Due before move-in
(this is not earnest money nor last months rent nor finders fee).

Rental Commission Prices

Six month lease	One month Commission
One Year Lease	One Month Commission
One Year Lease+	One Month Commission
Lease Re-Signing (This is not a re-rental)	Free

****Disclosure: Commission is due to Hampsey and Grenier once there is a verbal agreement from the tenant. ****

Check Return Fees and Late Fees:

There will be a \$50 fee for NSF or stop payment of checks

Landlords:

Bounced checks: If a tenant bounces a check it comes out of the rent

Tenants:

\$50 every time payment is late. Any late fees will go directly to Hampsey & Grenier for any managed properties. Hampsey and Grenier has the right to deduct from the security deposit.

Rental Guarantee: We guarantee a fixed term lease for up to six months. While we do not give refunds, **if a lessee vacates before the end of the six months, no new rental commission will be charged to the lessor.** Standard application, finders or relocation fees may be charged to the new tenant.

For Contracting Services

As property managers, Hampsey and Grenier will add a service fee to all in-house contractor invoices.

Check Escheatment

Hampsey and Grenier Associates will not honor or warrantee escheated business, cashier, or personal checks.

Under state law, Hampsey and Grenier bank checks/cashier's checks are valid for 3 years from

issue date, and personal checks are valid for 6 months from issue date, and even 3 months at some lending institutions. Hampsey and Grenier will not honor business, cashier, or personal checks after these dates.

Disclosure of Payment Terms - All Summer Rentals

Are subject to a finder's fee plus pet and security deposit as required.

*Every Rental in N.H. is Subject to an 9% Meals and Room Tax.

COTTAGE/VACATION HOMES PRICE DETERMINED AFTER CONSULTATION

50% COMMISSION WILL BE PAID TO AGENT BY OWNER AND DEDUCTED FROM TOTAL RENT.

THIS DOES NOT INCLUDE ANY APPLICABLE FEES THAT MAY BE CHARGED TO LESSEE.

REQUIRED NOTICE; APPLICABLE FEES OR RENTAL COMMISSION OF HAMPSEY & GRENIER ASSOCIATES ARE NEGOTIATED BETWEEN AGENT AND TENANT AND AGENT AND OWNER.

Managed Care Management -

\$200.00/mo per home in most cases plus a 25% Handling-Service Charge on any service for any contractor...

Thats also for us to coordinate services and oversee job and payment of contractor..

Keep in mind we are getting you Licensed Qualified Contractors in your area to drop their things in most cases and move you up the list to come work at your House..

And of course all the work is done by the contractor too....

Kevin Hampsey Owner