

Hampsey & Grenier

A S S O C I A T E S

P.O. Box 533 Jaffrey NH 03452 • Telephone: 603-532-4336

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

EARNEST MONEY: First months rent, finders fee and application fee (this is not last months rent or security deposit)

Once accepted, earnest money (first months rent, finders fee and application fee) is non-refundable.

SECURITY DEPOSIT: due before move-in (this is not earnest money nor last months rent nor finders fee).
(\$100.00 returned check tee)

Hampsey & Grenier Associates won't be held liable for rent checks after 90 Days.

RATE SHEET

RENTAL COMMISSION PRICES

TENANCY AT WILL (T.A.W.)	ONE MONTH COMMISSION NO GUARANTY
SIX MONTH LEASE	ONE MONTH COMMISSION
ONE YEAR LEASE	ONE MONTH COMMISSION
ONE YEAR LEASE +	ONE MONTH COMMISSION

LEASE RE-SIGNING: FREE (This is not a re-rental)

RENTAL GUARANTY:

We guaranty 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 month period, no new rental commis-sion will be charged to the lessor. Standard application, finders or relocation fees may be charged to the new tenant.

MANAGEMENT FEES

HOUSE:	\$200.00 PER MONTH
CONDO / DUPLEX:	\$150.00 PER UNIT
APARTMENTS:	\$100.00 PER UNIT

(Management fees listed above are estimates. Final pricing will be determined after consultation.)

25% SUB-CONTRACTING FEE FOR SUBBING OUT WORK AND FOR CONTRACTORS TO USE OUR CHARGE ACCOUNTS.

VACATION RENTALS

8.5% Meals and Room Tax
NO REFUNDS

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.

DISCLOSURE/PAYMENT TERMS TO LESSOR AND LESSEE

Management Fees * Updates effective Jan, 2023

House \$200 Base fee per month Condo/Duplex \$150 Base fee per month \$100 Base fee per month
Apartments

Vacation Rentals No Refunds

*Fees are based upon location of rental property

*25% 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 including weekends or holidays

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

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

\$75 charge any time we have to go out to assess any emergencies afterhours/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.