

Owl Key Property Management

Services and Pricing



Owl Key Property Management

Our Services

Overseeing The Property

- Bi-annual, general home inspection conducted by a Professional Engineer with report with photos
- Landlord & Tenant app allowing full visibility of all maintenance requests and discussions
- Protect against rodents, water damage and safeguard home's structural foundation
- Preventative maintenance or repairs when required or requested by owner

Leasing

- Professional photos by our trusted partner
- Furniture renderings available for empty homes
- Listing the ad on several websites such as MLS, Facebook Marketplace, Kijiji, Zumper, etc.
- Answer and reply to all phone calls / messages and conduct all showings of the unit
- Use of Owl Key's standard lease agreement which includes additional restrictions over and above the standard Ontario lease agreement

Owl Key Property Management

Services

Credit & Background Checks

- Credit score and full credit history check
- Social media check
- Public document scan
- Criminal record & court decisions check
- Letter of employment & reference letter with follow up phone call
- Previous landlord referral with follow up phone call

Rent Guarantee (OAC)

- Rent guarantee for 12 months or up to \$60,000
- \$10,000 in damage protection
- \$1,500 in paralegal fees for eviction proceedings

Cleaning

- Includes a full 4 hour clean at the end of each lease, free of charge with our trusted partner

Snow Clearing & Lawn Care

- Access to our trusted partners for premium rates when referred by Owl Key Property Management

Owl Key Property Management

Pricing

Tenant Placement

Cost: One Month's Rent

- Professional Photos
- Multi-Platform Marketing
- Apartment Showings
- Tenant Screening
- Lease Draft

Standard Package

Cost: 10% of monthly rent

- Free Initial Home Inspection
- Bi-annual Home Inspection w. report
- 24/7 Access to Landlord Portal
- 24/7 Tenant Support
- Rent Collection
- Financial Reporting
- Access to Summer / Winter Services

Owl Key Property Management

Pricing

Executive Package

Cost: 11 - 12% of monthly rent

- 10% discount on leasing
- Standard Package Benefits
- 5 Free Hours of Maintenance per Month
- Extra 10% off Summer & Winter Services
- Non-Resident Tax Reporting

