ROOST™
REAL ESTATE CO.

# FLAT RATE PROPERTY MANAGEMENT FEES 2026

**Springfield/Urbana, OH Area Counties**
Champaign, Clark, Miami

**Dayton, OH Area Counties**
Montgomery, Green Fayette, Clinton, Warren, Butler

**Columbus, OH Area Counties**
Delaware, Licking, Union, Franklin, Madison, Pickaway, Fairfield

**Brevard County, FL**
Cape Canaveral, Cocoa, Cocoa Beach, Grant, Indialantic, Malabar, Melbourne, Melbourne Beach, Merritt Island, Mims, Palm Bay, Rockledge, Satellite Beach, Scottsmoor, Sebastian, Sharpes, Titusville

| | Dayton/Springfield | Dayton/Springfield 20+ unit price | Columbus | Columbus 20+ Price | Florida | Florida 20+ Price | Florida AirBNB |
|---|---|---|---|---|---|---|---|
| **Single Home** | $80.00 | $70.00 | $95.00 | $85.00 | $95.00 | $85.00 | Straight 20% |
| **Multi-Unit** | $65.00 | $55.00 | $80.00 | $70.00 | $80.00 | $70.00 | N/A |
| **Lease** | 50% 1st Month | 50% 1st Month | 100% 1st Month | 100% 1st Month | 100% 1st Month | 100% 1st Month | N/A |
| **Renewal** | $250.00 | $250.00 | $250.00 | $250.00 | $250.00 | $250.00 | N/A |
| **Maintenance Mark Up** | 15% | 15% | 15% | 15% | 15% | 15% | 15% |
| **Hourly Payroll Reimbursment** | $80 Reg Time<br>$120 Overtime | $80 Reg Time<br>$120 Overtime | $80 Reg Time<br>$120 Overtime | $80 Reg Time<br>$120 Overtime | $80 Reg Time<br>$120 Overtime | $80 Reg Time<br>$120 Overtime | $80 Reg Time<br>$120 Overtime |
| **Eviction** | $500.00 | $500.00 | $500.00 | $500.00 | $500.00 | $500.00 | $500.00 |
| **Owner Requested Inspections** | $150.00 | $150.00 | $150.00 | $150.00 | $150.00 | $150.00 | $150.00 |
| **Lock Changes** | $150 Front Door<br>$75 Additional Doors | $150 Front Door.<br>$75 Additional Doors | $150 Front Door.<br>$75 Additional Doors | $150 Front Door.<br>$75 Additional Doors | $150 Front Door.<br>$75 Additional Doors | $150 Front Door.<br>$75 Additional Doors | $150 Front Door.<br>$75 Additional Doors |
| **Heat Checks** | $65.00 | $65.00 | $65.00 | $65.00 | $65.00 | $65.00 | $65.00 |
| **Winterization** | $350.00 | $350.00 | $350.00 | $350.00 | $350.00 | $350.00 | $350.00 |
| **De-Winterization** | $175.00 | $175.00 | $175.00 | $175.00 | $175.00 | $175.00 | $175.00 |