

Property Rent Services

Activity	Service Fee	Operation / actual fee / Vendor fee	Lead Time for completion	How things would be addressed
Finding a Tenant	As Per Estimate	Percentage of property value	30 - 45 days	<p>Based on your requirement, we will visit the property and give a preliminary evaluation report within 10 working days. If your rental expectation is within 10% of the market rate as evaluated by Guardian we will proceed with the order. In case the expectations do not match and you are unable to adjust your rental expectations, then we will refund \$507 back</p> <p>Stage 1 If we proceed with your order, we will do the following things:</p> <ol style="list-style-type: none"> 1) Put up a board / notice on the property premises giving Guardian contact person and phone numbers for prospective tenants to get in touch. 2) Work through local broker network. 3) Put up classifieds advertisement in important newspapers as may be deemed necessary by Guardian. Guardian reserves the right to decide on the publication, type of ad and frequency. 4) Be available to meet prospective tenants and show the property whenever required. This is subject to availability of keys with YMI or access to it as and when required. If the keys are not available with us, contacts of the local dependants have to be given to us & your order details with us have to be informed to them. Co-operation is expected from the local contact to show the property to prospective tenants. 5) Provide unbiased advice from a third person perspective. 6) On finalization, handle negotiations and paperwork for the client. <p>Stage 2 Will be applicable for a period of 1 month from the time the stage 1 report is sent. If the deal closes, a commission of two month's rental value will be charged as brokerage. (Service Tax of 12.36% of the commission value is extra).</p> <p>If the deal does not go through in 45 days despite best efforts due to reasons pertaining to the customer or reasons beyond the control of Guardian, then you have the option of continuing to use the services with an extra payment of \$25 for every extra month.</p> <p>Guardian provides property services on a best effort basis and inability to complete the task due to reasons beyond the control of Guardian shall not tantamount to non-delivery of service. Any refund requests shall be handled as per our Refund Policy.</p>

Basic Tenant Management - City	As Per Estimate	\$ 162	365 days	<p>This Annual Service ensures that your interests as a property owner are safe guarded. The monthly rental cheques will be collected from the tenant & will be deposited to your bank account. The scanned copy of the bank deposit challan will be mailed to you. Books of accounts will be maintained and will be handed over to you once in a year. Guardian will make reasonable efforts to make errant tenants pay up on time, but shall not be responsible for non-payment by any tenant. The upkeep of the property by the tenant will be monitored and the status will be intimated to you. The service also includes payment of utility bills like property taxes on your behalf for the property under management. The service fee is per property and will be applicable within normal city limits and includes 12 visits. In case if the tenant vacates during a year under Tenant Management, then the service will be stalled until the next tenant is found. This differential time period will be added at the time of expiry of the service and the service delivery will be extended for that time period.</p> <p>Guardian's scope of services is only to deposit the rental cheques into your bank account and intimate you of the deposit. The realization of the Cheque has to be checked with the bank by you. In case of any Cheque dishonor, Guardian cannot be held responsible for it. Guardian will put in reasonable efforts to get in touch with the tenant and will try to recover the rental amount from the tenant, but shall not be responsible for non-payment of rent by any tenant.</p> <p>Guardian will not be responsible for any maintenance work nor for finding a new tenant or for getting into contract with a new tenant. However on request, the above work will be taken up and will be charged based on the effort.</p>
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Premium Tenant Management - City	As Per Estimate	As Per Estimate	365 days	<p>This is an exhaustive service ideally suited for bigger properties. Following services are offered under Premium Tenant Management services</p> <p>Collection of the rental cheques on behalf of you and depositing it into your bank account and the scan copy of the bank deposit challan will be sent to you. Guardian will make reasonable efforts to make errant tenants pay up on time, but shall not be responsible for non-payment of rent by any tenant. Books of accounts will be maintained and the report will be given once in three months .Upkeep of the property by the tenant will be monitored and the status will be intimated to you Property tax will be paid on your behalf and will be billed to you on actual cost basis. Maintenance work will be undertaken for maintenance of the property whenever required will also be handled by us on actual cost basis. For minor work, we may complete the work and get the payment reimbursed from you. For major works we will send you the quotation and will take up the work after approval and payment. We will also handle grievances / any other issues with the tenant.</p> <p>This Annual Service ensures that your interests as a property owner are safe guarded. Guardian’s scope of services is only to deposit the rental cheques into your bank account and intimate you of the deposit. The realization of the Cheque has to be checked with the bank by you. In case of any Cheque dishonor, Guardian cannot be held responsible for it. YMI will put in reasonable efforts to get in touch with the tenant and will try to recover the rental amount from the tenant, but shall not be responsible for non-payment by any tenant.</p> <p>The service fee is per property and will be applicable within normal city limits and includes 12 visits. In case if the tenant vacates during a year under Tenant Management, then the service will be stalled until the next tenant is found. This differential time period will be added at the time of expiry of the service and the service delivery will be extended for that time</p>
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