

# RENT LOCAL

You can earn reliable income and make a meaningful difference.



It will take years to build enough housing for Big Sky’s workforce, a shortage caused by vacation rentals dominating the rental market and skyrocketing home prices. However, an immediate solution is to convert some of the hundreds of existing vacation rentals into homes for local workers.

RENT LOCAL offers tenant screening and property management services to help homeowners economically transition from renting on the short-term market to renting long-term to local workers.

Whether you need to save valuable time by letting RENT LOCAL screen hundreds of potential tenants or just need a professional on the ground to occasionally inspect your property, RENT LOCAL can create a service that fits your needs.

SERVICE	LISTING AND SCREENING	FEE
<b>Basic Screening of Applicants</b>	Consultation with homeowner. Listing with owner provided photos. Initial tenant screening and sending applications to owner for review. Employment and income verification. Past landlords’ reference check. Background check, credit check, and eviction history report. Show the property to screened applicants. Walk-through with new tenant before move-in.	\$300 (one-time fee)

SERVICE	PROPERTY MANAGEMENT	FEE
<b>A La Carte Property Management</b>	Video walk-through and photography Lease preparation and coordination of signing. Unit showings. Collect deposit and first month’s rent. Ongoing rent collection. Follow up late rent. Utility transfer assistance. Periodic inspection of unit. Coordinate repairs with tenant and contractor. Move-out inspection and return deposit. Other requests.	\$150 \$150 \$50 /showing \$100 \$50 /month \$100 /occurrence \$200 \$100 /inspection \$100 + repair fee \$100 As Agreed
<b>Expanded Property Management</b>	Deposit collection. Ongoing rent collection. Follow-up on late rent. Assistance with utility transfers (water, electric, gas). Six-month inspection of unit. Point of contact for renter. Move-out inspection and return deposit. <i>Repairs and other maintenance calls: additional fees paid by owner.</i>	5% of monthly rent (ongoing fee)