



GRAY

PROPERTY GROUP

MANAGEMENT ADVANTAGE

LEASING

- 24-hour digital marketing of listed property on company website and across multiple national platforms
- Prospective tenant screening according to strict income, credit, and full background criteria
- Online rental applications, lease contracts, and required landlord disclosure forms

MAINTENANCE

- Timely repair turnaround enabled by online work orders and retained maintenance crews
- Competitive bidding process for maintenance service contracts and property improvements
- 24-hour maintenance call center with emergency dispatching

RESIDENT RELATIONS

- Routine communication with residents to ensure quality assurance and collect feedback
- Rule enforcement, demand notices, and eviction filings with qualified attorney assistance

ACCOUNTING

- Regular bookkeeping and monthly income/expense reports provided to owners
- Collected rent, security deposits, and working capital held in a client trust account
- All records maintained for 3 years in accordance with New Hampshire law

TECHNOLOGY

- Electronic tenant payments, work orders, and lease signatures through online tenant portal
- 24/7 landlord portal access to view monthly statements and assess property performance

FEE STRUCTURE

- Affordable, performance-based management and leasing fees based only on revenue collected
- 8% management fee, 6% new tenant placement leasing commission, and 1% renewal fee
- Discount pricing negotiable for properties over 12 units in size or for large portfolios