# Owner Statement Reader

Understand every line on your monthly owner statement — rent in, fees out, maintenance, and what's actually left (net to owner). Fill it in next to your real statement.

## Walk your statement line by line

| Line on your statement | Amount this month |
|---|---|
| Rent collected | |
| Management fee (% of rent) | |
| Leasing / placement fee (if any) | |
| Maintenance (approved repairs) | |
| Other fees (list each) | |
| Reserve held / released | |
| Net paid to owner | |

## What each line should tell you

- Rent collected — the gross rent actually received this month (not just billed).
- Management fee — usually a % of rent collected; check it matches your agreement.
- Maintenance — each repair should be itemized; ask for invoices on larger jobs.
- Reserve — money the manager holds for future repairs; you should see it move in and out.
- Net to owner — rent in, minus every fee and cost = what reaches you.

## Red flags to question

- Fees that don't match your written agreement, or fees with no explanation.
- Maintenance charges with no invoice, or a markup you weren't told about.
- A reserve that only grows and never gets explained.

**IMPORTANT**

OwnerLedger is a free matching service, not a property manager, real-estate broker, attorney, or accountant. This is general, educational information, not legal, tax, or accounting advice, and not a quote. Property-management fees, services, and the laws that apply (including landlord-tenant and fair-housing rules) vary by state and city. All tenant screening and leasing must follow fair-housing law and be applied consistently to every applicant. Always hire licensed, insured managers, verify the license and references yourself, and get the management agreement and all fees in writing before you sign. Never share SSNs, bank-account numbers, or financial statements to get matched.