Property Management Fee Worksheet

Compare property-management proposals on the SAME terms so you see the real cost — not just the advertised monthly percentage. Write each manager's actual number in the right column.

Compare every proposal line by line

Fee model	Typical range (not a quote)	Your manager's number
Monthly management fee	8%–12% of rent	
Leasing / tenant-placement fee	50%–100% of one month	
Lease renewal fee	$150–$300 or ~25% of a month	
Maintenance coordination markup	0%–10% markup	
Account setup / onboarding	$0–$300 one-time	
Vacancy / reserve handling	varies — get it in writing	

Use it well

- Ask for every fee in writing before you sign — ranges here are typical, not quotes.
- Add the one-time fees (leasing, setup) to a full year of monthly fees to see the true first-year cost.
- Ask how fees change when a unit is vacant, turns over, or a tenant renews.
- Confirm whether maintenance is marked up, and by how much.
- Confirm the manager is licensed and insured, and that rent sits in a proper trust account.

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.