



DEBALLI DISTINCTIVE PROPERTIES, INC. NON - MANAGEMENT SERVICES

DEBALLI DISTINCTIVE PROPERTIES, INC. provides the following services for Rental Owners who manage their own properties but need assistance on an as needed basis:

EVICTION FOR TENANTS IN DEFAULT	\$425
This service includes a Delaware Landlord Tenant Code compliance evaluation, the "Five Day Letter" demanding payment, filing the necessary Court papers to request a hearing, Court attendance, preparation of amendment forms for court date, and filing the Writ of Possession.	
NEGOTIATION AND PREPARATION OF LEASE RENEWAL	\$ 150
This service includes the required notice of rent increases, renewals or contract changes.	
FINAL WALK-THRU AFTER TERMINATION OF TENANCY	\$ 100
This service includes Move-Out inspection with a list of damages prepared if necessary and pictures of such damage.	
PREPARATION OF SECURITY DEPOSIT REFUND	\$ 75
This service includes the required list of damages and letter sent to former tenant in accordance with the Delaware Landlord Tenant Code.	
PREPARATION OF "5 DAY" RENT DEMAND OR "7 DAY" RULES VIOLATION LETTER	\$ 75
This includes the letter preparation and proper mailing service in accordance with DE Landlord Tenant Code.	
VACANT UNIT/HOME MANAGEMENT FOR NON DE RESIDENT LANDLORDS	\$ 75/MO
This service includes managing the property while a tenant is being found if not listed by DEBALLI Distinctive Properties and includes obtaining lawn cares and snow removal services (at owner's cost), and periodic property checks to insure the home is secure.	
RENTAL UNIT MANAGEMENT SERVICES FOR PROPERTIES THAT NEED RENOVATION	TBD
This service is for management during renovation of rental unit and includes meeting contractors at property to obtain competitive quotes for rental property turnover/renovation. An individual quote will be given to Rental Owner based on services required.	
LEASING FILE COMPLIANCE EVALUATION AND CORRECTION	50% OF MONTHLY RENT
File to be checked for compliance to State, County or Municipality Rental codes and corrected if needed.	
HOURLY RATE FOR ADDITIONAL SERVICES	\$ 75

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