

A typical fee stack vs our one flat fee

EXAMPLE ONLY · ILLUSTRATIVE FIGURES · NOT ANY AGENCY'S ACTUAL FEES

Example property: a single commercial property with base rent of **\$120,000** and outgoings recovered from tenants of **\$20,000**, so **\$140,000 a year collected**. The year includes one lease renewal, one rent review, two inspections, monthly statements and an outgoings reconciliation. All figures exclude GST. The fees on the left are made up to show how separate fees add up; they are not a quote or any agency's actual fees. Paid advertising for a vacancy is a separate cost on both sides and is left out of both totals.

Example: a fee stack with add-ons

Management commission example 5% of rent and outgoings collected, the same base and rate as ours	\$7,000
Admin / sundry fee example \$15 a month	\$180
Statement / EFT fee example \$5 a month	\$60
Routine inspection fee example \$150 × 2	\$300
Lease renewal fee example flat fee	\$1,500
Rent review fee example flat fee	\$300
End-of-financial-year statement fee	\$150
Outgoings reconciliation fee	\$500
Add-ons on top of the commission	\$2,990
Example year total	\$9,990

If the property was re-let that year: letting fee +\$12,000
example 10% of first year's base rent

Yes Property & Finance: one fee

5% + GST

of rent and outgoings collected. No other fees from us, in any year, including a year with a new tenant. No lock-in: leave with 30 days' notice.

On this example:

5% × \$140,000 = **\$7,000**, the same as the example commission.

Add-ons: **\$0**. Letting fee if re-let: **\$0**.

Example year total: \$7,000

- Letting, renewals and rent reviews included
- Inspections, statements and reconciliations included
- Third-party costs passed on at cost, no mark-up
- Advertising costs are separate and approved by you first

How to read this: in this example both sides charge the same 5% commission on the same \$140,000 of rent and outgoings collected. The difference is the add-ons: \$2,990 in an ordinary year, or \$14,990 in a year with a new tenant, that our one fee does not charge. With one flat commission, the cost moves only with what is collected.

Compare your own year (from your current agreement and last 12 months of statements)

Rent and outgoings collected	\$ _____
Total management fees and charges paid to your agent (excluding third-party and advertising costs)	\$ _____
Our one fee: 5% × rent and outgoings collected	\$ _____

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Example only: all figures are illustrative and do not represent the fees of any particular agency. Our fee is 5% + GST of rent and outgoings collected (base rent plus outgoings recovered from tenants), with no minimum fee and no minimum term (30 days' written notice either way). Advertising costs are separate and approved by you first. Our fee applies only under a signed commercial appointment of agent (Form 6A) under the Property Occupations Act 2014 (Qld). General information only, not legal, tax or financial advice. 7 Valentine Court, West End QLD 4810 · QLD real estate licence no. 4244439 · ABN 48 626 700 605.