RUDY MANAGEMENT ENTERPRISES, LLC

Real Estate Strategy & Financial Architecture for Wealth Acceleration

A four-tier advisory system for entry-level, intermediate, and hands-off retired investors — designed to source, validate, structure, and operate cash-flowing properties with disciplined execution.

FULL SERVICE TIER OVERVIEW

01	Market Intelligence & Target Profile Standalone market research engagement	$2,000 – $3,000
02	Deal Sourcing, Modeling & Validation Full acquisition engagement through close	$6,000 – $8,000
03	Post-Close Tax & Financial Architecture Entity structuring & tax strategy	$1,000 – $2,000
04	Ongoing Property Management Monthly management & tenant services	10% monthly rent

Each tier is a standalone Statement of Work and may be engaged independently or in sequence. Tier 3 is included at no additional charge inside a full Tier 2 engagement for new investors.



MEET THE ADVISOR

Rubén "Rudy" Velázquez — Retired at 38.

Rudy combines a foundation in engineered systems with a master's in business — a dual proficiency that has driven a 10-property portfolio yielding a consistent **16% annual cash-on-cash return** and **$7,000 in monthly passive income**. He now advises investors who want to build smarter, scale faster, and stay hands-off — and is currently expanding internationally with two pre-sale properties launching in Guadalajara.

10	16%	$7K
CASH-FLOW PROPERTIES	CASH-ON-CASH RETURN	MONTHLY PASSIVE INCOME

"Ten properties. Seven grand a month. Now I help others do it."

THE PROBLEM

Common pitfalls that quietly erode investor returns.

RUDY MANAGEMENT
Real Estate Advisory

Most underperforming portfolios share the same four blind spots. Each is preventable — and each compounds against your cash flow, equity, and tax position year after year.

01 — UNDERWRITING

Financial Validation Failure

Neglecting rigorous validation of expected returns and operating expenses leads to unrealistic profit projections — and a deal that never penciled out in the first place.

02 — ACQUISITION

Overpaying for Properties

Bidding-war emotion and misjudged market value lock in a price that quietly compromises every year of future cash flow and your exit math.

03 — TAX

Missed Tax Opportunities

Overlooking depreciation, cost segregation, and deduction stacking leaves five- and six-figure savings on the table — savings that often offset advisory fees entirely.

04 — STATUS

Ignoring "Real Estate Professional" Status

Without leveraging this IRS designation, investors forfeit the ability to deduct substantial passive losses against active and earned income.

Net effect: suboptimal capital allocation, lower total returns, and a portfolio that quietly underperforms the system designed to scale it.

THE SOLUTION

RUDY MANAGEMENT
Real Estate Advisory

One vertically integrated system for the entire investment lifecycle.

Four standalone tiers, engaged independently or in sequence. We align your realtor, CPA, enrolled agent, and bookkeeper into one cohesive machine — so every dollar of capital is deployed, structured, and operated under a single execution plan.

01

Market Intelligence & Target Profile

Independent market analysis, buy-box definition, and comp benchmarking — answering "is this market worth entering?" before a dollar is deployed.

$2,000 – $3,000 · flat

02

Deal Sourcing, Modeling & Validation

Full acquisition engagement: sourcing, pro forma modeling, offer strategy, negotiation, due diligence, and closing support.

$6,000 – $8,000 · through close

03

Post-Close Tax & Financial Architecture

Entity structuring, cost segregation coordination, and ongoing tax advisory — quarterbacking your CPA and enrolled agent.

$1,000 – $2,000 · one-time

04

Ongoing Property Management

Day-to-day operations, tenant communications, maintenance coordination, transitions, and monthly owner reporting.

10% of collected rent

Best-value structure: Tier 3 is bundled at no charge inside a Tier 2 full engagement for new investors building from the ground up.

TIER 01 — ADVISORY

Market Intelligence & Target Profile

$2,000 – $3,000
flat rate · paid upfront

An independent market analysis and target property profile that determines whether a specific market, asset class, or strategy is worth pursuing — before you commit capital.

- **Investment Strategy Session**
  Working call to align thesis, risk tolerance, return targets, and growth goals before research begins.
- **Neighborhood & Submarket Analysis**
  Identification of high-opportunity submarkets based on current data and investment thesis.
- **Comparable Sales & Rent Comps**
  Recent transactions and rental rates setting realistic, defensible benchmarks.
- **Risk & Opportunity Summary**
  Key tailwinds, headwinds, and a clear go / no-go recommendation.
- **Market Overview Report**
  Supply/demand dynamics, rent growth trends, vacancy rates, and economic drivers.
- **Target Property Profile & Buy Box**
  Defined asset criteria — property type, size, price range, value-add vs. turnkey, target returns.
- **Financing Landscape**
  Relevant loan products, the current rate environment, and leverage scenarios fitting the strategy.
- **Written Deliverable**
  Formatted market report as PDF — suitable for investor presentations or lender conversations.

DELIVERABLE	TIMELINE	PAYMENT
Written market report + target profile	2–3 weeks from start	Paid upfront

TIER 02 — ACQUISITION

Deal Sourcing, Modeling & Validation

$6,000 – $8,000
flat through close · or $500–$1,000 per property

Full acquisition engagement from sourcing through close — modeling each qualified deal, structuring offers, negotiating, and quarterbacking due diligence. Tier 3 is included at no charge for new investors building from the ground up.

- **Deal Sourcing**
  Active identification of on-market and off-market opportunities aligned with your target profile.
- **Rent Comp & Expense Validation**
  Market rent verification, expense load review, and vacancy factor analysis.
- **Offer Strategy & Negotiation**
  Pricing guidance, offer structure recommendations, and advisor support through negotiations.
- **Closing Support & ADU Build-Out**
  Final model reconciliation and, for value-add plays, construction management through build-out.
- **Pro Forma Financial Modeling**
  Year-1 and stabilized cash flow projections, cap rate, cash-on-cash return, and IRR.
- **Debt Service Modeling**
  Modeled against the current rate environment and your specific financing terms.
- **Due Diligence Coordination**
  Review of inspection reports, title, and material defects against the underwriting model.
- **Tier 3 Included**
  For new investors, entity structuring and tax strategy bundled at no additional charge post-close.

FULL FEE	PER-PROPERTY	PAYMENT
$6,000–$8,000 flat	$500–$1,000 upfront	50% upfront · 50% at close

TIER 03 — TAX ARCHITECTURE

Post-Close Tax & Financial Architecture

$1,000 – $2,000
one-time · existing investors only

For existing investors holding property but not yet structured. We quarterback entity setup, cost segregation, and tax strategy — coordinating CPA, enrolled agent, and cost-seg specialist into a single playbook.

- **Entity Structuring Review**
  Analysis of current holdings and recommendation for LLC and holding company structure.
- **CPA / Enrolled Agent Coordination**
  Aligns cost-seg timing and entity elections with your existing professional team.
- **Tax Prep Templates**
  Organized record-keeping and document templates ready to hand off at filing.
- **Tier 1 Included**
  Market Intelligence & Target Profile bundled in to scope the next acquisition.
- **Tax Strategy Consulting**
  Strategy sessions on depreciation, entity elections, and tax-efficient portfolio growth.
- **Cost Segregation Coordination**
  Advisor as point of contact with cost-seg specialist; integrates findings into overall strategy.
- **Ongoing Per-Property Tax Advisory**
  Continued advisory beyond initial setup for the evaluated property or properties.
- **Post-Structure Review Call**
  30-minute review after entity setup to confirm all parties are aligned.

TIMING	FEE	PAYMENT
3–6 months post-close	$1,000–$2,000 one-time	Upfront at engagement start

TIER 04 — OPERATIONS

Ongoing Property Management

10% MONTHLY RENT
+ 0.75× first month's rent per tenant transition

Day-to-day operations, tenant communications, maintenance coordination, and tenant transitions. The hands-off layer for retired and intermediate investors who want the cash flow without the operational load.

- **Rent Collection & Disbursement**
  Monthly collection, owner disbursement, and a monthly owner statement.
- **Maintenance Coordination**
  Intake and vendor dispatch for approved work orders — cost pass-through, no markup.
- **Monthly Owner Reporting**
  Income and expense statement with property status commentary.
- **Background & Credit Screening**
  Full background check, credit report, and rental history verification.
- **Tenant Communication**
  Primary point of contact for all tenant inquiries, requests, and notices.
- **Lease Compliance Monitoring**
  Renewal tracking, lease review, and notice preparation.
- **Tenant Marketing & Showings**
  Listing preparation, syndication, scheduling, and qualified-applicant showings.
- **Lease Execution & Move-In**
  Lease preparation, signing coordination, and documented move-in condition report.

MONTHLY	TENANT PLACEMENT	MAINTENANCE MARKUP
10% of collected rent	75% of first month's rent	None — cost pass-through

HOW WE WORK

The Quarterback Model — your central coordinator for financial alignment.

RUDY MANAGEMENT
Real Estate Advisory

Eliminate silos. Realize tax benefits. Make our fees invisible through savings. Create repeatable playbooks for scaling.

Realtor

Seamless integration of your real estate professional — sourcing, comp validation, and offer execution.

CPA

Expert accounting to ensure financial accuracy, compliance, and accurate quarterly review.

Enrolled Agent

Specialized tax expertise for maximum benefit realization across depreciation and entity election.

Bookkeeper

Meticulous record-keeping for a clear financial picture and audit-ready filing.

"You never deploy capital without knowing it cash flows. We build the system that proves it."

INVESTMENT & RETURN

Engineered to pay for itself — and then keep paying.

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On a typical $500K property, year-one tax deductions through accelerated depreciation and cost segregation frequently offset the entire advisory fee — turning consulting into a net-positive line item.

YEAR-ONE TAX DEDUCTIONS

$20K – $40K

On a typical $500K property via cost seg + accelerated depreciation

FEE RECOVERY

Frequently Offset

Advisory fees recovered through realized tax savings

IRS-Endorsed Strategy

Validation conducted by licensed CPAs and enrolled agents. References: **IRC §162** (ordinary & necessary business expenses), **§168** & **§179** (accelerated depreciation), **§469** (passive activity), and **§1231** & bonus depreciation provisions.

What You're Investing

Tier 1 — Market Intelligence 2–3 weeks · flat · paid upfront	**$2K – $3K**
Tier 2 — Deal Acquisition Through close · 50% upfront / 50% at close	**$6K – $8K**
Tier 3 — Tax Architecture One-time · existing investors only	**$1K – $2K**
Tier 4 — Property Management Ongoing · monthly billing	**10% rent**

CLIENT REVIEWS

What our clients actually say.

5.0 / 5.0
Across reviewed engagements

Reviews sourced from LinkedIn. Available upon request.

★★★★★

June 5, 2026 · Real Estate

Isandre Alanis

Diversity Advocate · Butte County Office of Education

“Before working with Rubén, we spent a year searching for investment properties — nothing penciled out. He helped us shift strategy and build an ADU on our existing property, which outperformed everything else we underwrote. If you're feeling stuck on real estate strategy, talk to Rubén.

★★★★★

December 10, 2024 · Real Estate

Eva Goetze

Founder · Elite College Admissions Strategist · Former COO

“If I could share 10 stars, I would. Rubén's comprehensive services were a game-changer for my real estate investment strategy and consultancy business. I highly recommend his services to anyone looking to take their business to the next level.

★★★★★

January 25, 2024 · Financial Planning

Josue Acosta

Real Estate Advisor & Mortgage Broker

“Through his services and guidance, we have now acquired 6 units and look forward to expanding our portfolio. I have now become a consultant myself thanks to Rubén. Access to his knowledge is the best financial decision you can make.

WHY RUDY MANAGEMENT

Built by an operator. Engineered to scale.

RUDY MANAGEMENT
Real Estate Advisory

A vertically integrated team that thinks like an investor first, not a vendor — because we deploy the same playbook on our own portfolio.

1

Experienced Founder

Successfully applied this exact system to acquire 10 properties and retire at 38. We use the playbook we're selling.

2

Proven Strategies

Endorsed by IRS regulations and validated by licensed CPAs and enrolled agents — not theory or seminar advice.

3

Expert Quarterbacking

We orchestrate your entire financial team — realtor, CPA, enrolled agent, bookkeeper — into one cohesive engine.

4

Scalable Playbooks

Repeatable, documented processes that apply identically across one property or twenty.

5

Transparent Reporting

Quarterly reviews, monthly owner statements, written models — every decision is documented and defensible.

6

Best-Value Pricing

Tier 3 bundled free inside Tier 2 for new investors. No maintenance markup. Fees frequently offset by tax savings.

NEXT STEPS

Three steps to building your wealth system.

RUDY MANAGEMENT
Real Estate Advisory

No long-term commitment to begin. Each tier is a standalone Statement of Work — start where you are, stop when it makes sense, and never deploy capital without knowing it cash flows.

1

Schedule Discovery Call

A 30-minute conversation to align on your wealth-building goals, current portfolio, and the right tier to start with.

2

Validate Potential Deal

We pressure-test whether a market or specific deal makes financial sense before any capital — or any advisory fee — is committed.

3

Tier One — Market Research

If aligned, we proceed to a written, defensible market analysis and target buy box that informs every downstream decision.

"You never deploy capital without knowing it cash flows. Let's build your wealth system."

BOOK A DISCOVERY CALL

SECTION II

Statement of Work & Engagement Agreements

The four-tier Statement of Work and signature agreements that follow are standalone contracts. Each tier may be engaged independently or in sequence. Sign only the tier(s) demonstrated and accepted — pricing is consistent with the pitch deck and locked at execution.

REAL ESTATE ADVISORY SERVICES

Statement of Work

Full Service Tier Overview · Master Schedule

01	Market Intelligence & Target Profile Standalone market research engagement · 2–3 weeks · paid upfront	$2,000 – $3,000
02	Deal Sourcing, Modeling & Validation Full acquisition engagement · 50% upfront / 50% at close · or $500–$1,000 per property	$6,000 – $8,000
03	Post-Close Tax & Financial Architecture Entity structuring & tax strategy · existing investors only · one-time	$1,000 – $2,000
04	Ongoing Property Management Monthly management & tenant services · cost pass-through maintenance	10% monthly rent

Each tier is a standalone Statement of Work and may be engaged independently or in sequence. Tier boundaries below define exactly when an engagement moves from one level of service to the next. Tier 3 is included at no additional charge inside a Tier 2 full engagement for new investors. Pricing matches the engagement deck and is locked at the time of signature.

$2,000 – $3,000
flat rate · paid upfront

TIER 01

Market Intelligence & Target Profile

Standalone Market Research Engagement

PURPOSE

This engagement delivers an independent market analysis and target property profile to help the client determine whether a specific market, asset class, or investment strategy is worth pursuing. It stands alone — the client is under no obligation to continue to Tier 2. If they move forward, the intelligence gathered here informs the deal sourcing and underwriting process.

TIER 01 → TIER 02 — WHERE THE LINE IS

Tier 1 answers *"is this worth pursuing?"* in general terms. Tier 2 begins the instant the question becomes *"does this specific property work, and how do I get it?"*

Stays in Tier 1 — advisory

- "Is this market or strategy worth entering?"
- General submarket, comp & return research
- Defining your buy box and target criteria
- Reviewing your overall thesis and game plan

Moves to Tier 2 — deal-specific

- Sharing a listing and asking "does this deal pencil?"
- A pro forma or underwriting on a real address
- Offer, negotiation, or due-diligence support
- Sourcing or off-market outreach on your behalf

WHAT'S INCLUDED

- **Investment strategy session**
  Align thesis, risk tolerance, return targets, and growth goals.
- **Neighborhood & submarket analysis**
  High-opportunity submarkets matched to your thesis.
- **Comparable sales & rent comps**
  Recent transactions and rental rates that set benchmarks.
- **Risk & opportunity summary**
  Tailwinds, headwinds, and a clear go / no-go call.
- **Market overview report**
  Supply/demand, rent growth, vacancy, and economic drivers.
- **Target property profile & buy box**
  Property type, size, price, value-add vs. turnkey, target returns.
- **Financing landscape overview**
  Loan products, current rates, and leverage scenarios.
- **Strategy roadmap & written deliverable**
  Path to scale beyond the first acquisition · formatted PDF.

NOT INCLUDED

- Underwriting or financial modeling of specific deals (Tier 2)
- Negotiation support or offer strategy
- Ongoing market monitoring beyond report delivery
- Deal sourcing or off-market outreach
- Entity structuring or tax advisory (Tier 3)

DELIVERABLE & TIMELINE

DELIVERABLE	TIMELINE	PAYMENT
Written market report + target profile	**2–3 weeks from start**	**Paid upfront**

CLIENT RESPONSIBILITIES

01 Provide initial investment thesis: target geography, asset type, and budget range.
02 Share any existing research, prior deal experience, or lender pre-approval details.
03 Be available for a 30-minute kickoff call within 3 business days of engagement start.

AGREEMENT — TIER 01

By signing below, both parties agree to the scope, fee, and terms outlined in this Tier 01 Statement of Work.

CLIENT

Authorized signature

Printed name

Date

RUDY MANAGEMENT ENTERPRISES, LLC

Authorized signature

Printed name

Date

$6,000 – $8,000
flat through close · or $500–$1,000 per property

TIER 02

Deal Sourcing, Modeling & Validation

Full Acquisition Engagement

PURPOSE

This engagement covers the full deal acquisition process from sourcing through close. The advisor identifies, evaluates, and validates opportunities aligned with the client's profile, builds financial models for each qualified deal, and supports the client through offer, due diligence, and closing. **Tier 3 is included at no additional charge for new investors building from the ground up.** The per-property option ($500–$1,000) is available for clients who have already identified a specific deal and need analytical modeling only.

ENGAGEMENT BOUNDARY — WHEN TIER 02 APPLIES

Tier 2 begins the moment a specific property is on the table — whether it carried over from a Tier 1 market study or the client brought a listing of their own. The **per-property option** is standalone math on one identified deal. The **full engagement** applies as soon as the client needs the advisor to source, structure offers, negotiate, or run due diligence — when the goal shifts from *"is this deal good?"* to *"help me win and close this deal."*

WHAT'S INCLUDED — FULL ENGAGEMENT

- **Deal sourcing**
  Active identification of on-market and off-market opportunities aligned with the client's target profile.
- **Rent comp & expense validation**
  Market rent verification, expense load review, and vacancy factor analysis.
- **Offer strategy & negotiation support**
  Pricing guidance, offer structure recommendations, and advisor support through negotiations.
- **Closing support**
  Final model reconciliation after price adjustments; advisor available through close.
- **Pro forma financial modeling**
  Year-1 and stabilized cash flow projections, cap rate, cash-on-cash return, and IRR.
- **Debt service modeling**
  Modeled against the current rate environment and client's financing terms.
- **Due diligence coordination**
  Review of inspection reports, title, and material defects against the underwriting model.
- **Construction management — ADU plays**
  Scope definition, permitting coordination, contractor selection, and budget oversight through build-out.

PER-PROPERTY OPTION — SCOPE

Analytical modeling only, for a single identified property. Includes pro forma analysis, return metrics, rent comp validation, expense review, debt service modeling, and a written buy/pass recommendation, plus one round of clarifying questions on the delivered model.

Does **not** include deal sourcing, offer strategy, negotiation support, due diligence, or Tier 3 services. Additional properties, added scenarios or model revisions, live deal or negotiation support, or ongoing advisory convert the engagement to the full Tier 2 fee — with the per-property amount already paid **credited toward it**. If deal terms change materially after delivery, a revised model is billed as a new engagement.

NOT INCLUDED

- Market scoping or target profile development (Tier 1)
- Property management post-close (Tier 4)
- Entity structuring for existing investors with prior holdings (Tier 3 — separate)
- Legal representation or contract review

DELIVERABLE & PAYMENT

FULL FEE	PER-PROPERTY	FULL ENGAGEMENT
$6,000–$8,000 flat	**$500–$1,000 upfront**	**50% upfront · 50% at close**

CLIENT RESPONSIBILITIES

01 Provide confirmed financing terms or lender pre-approval before deal sourcing begins.
02 Respond to deal submissions within 48 hours to preserve offer timelines.
03 For per-property: provide complete deal package before work begins.

AGREEMENT — TIER 02

By signing below, both parties agree to the scope, fee, and terms outlined in this Tier 02 Statement of Work.

CLIENT

Authorized signature

Printed name

Date

RUDY MANAGEMENT ENTERPRISES, LLC

Authorized signature

Printed name

Date

$1,000 – $2,000
one-time · existing investors only

TIER 03

Post-Close Tax & Financial Architecture

Entity Structuring & Tax Strategy — Existing Investors

PURPOSE

This engagement is for existing investors who hold properties but are not yet structured under LLCs or holding companies. The advisor quarterbacks entity structuring, cost segregation, and tax strategy — coordinating between the client's CPA, enrolled agent, and cost-seg specialist — and provides ongoing tax advisory for the property or properties evaluated. **Tier 1 market intelligence is bundled in** to inform the next acquisition. Note: included at no charge within a Tier 2 full engagement for new investors.

ENGAGEMENT BOUNDARY — WHEN TIER 03 BEGINS

Tier 3 begins once a property is under contract or closed and the focus shifts from acquiring the deal (Tier 2) to structuring around it: entity setup, depreciation and cost-seg timing, and tax alignment. For new investors inside a full Tier 2 engagement, Tier 3 is triggered automatically at close and bundled at no extra charge. Existing investors who already hold property but are not yet structured can engage Tier 3 on its own.

WHAT'S INCLUDED

- **Entity structuring review**
  Analysis of current holdings and recommendation for LLC and holding company structure.
- **Tax strategy alignment & coordination**
  Aligns cost-seg timing and entity elections with the client's CPA, enrolled agent, and cost-seg specialist.
- **Cost seg coordination**
  Advisor as point of contact with cost-seg specialist; reviews findings for integration into overall strategy.
- **Tier 1 included**
  Market Intelligence & Target Profile bundled to scope the next acquisition.
- **Tax strategy consulting**
  Direct strategy sessions on depreciation, entity elections, and tax-efficient growth across the portfolio.
- **Tax prep templates**
  Organized record-keeping and document templates to hand off to the client's tax professional at filing.
- **Ongoing per-property tax advisory**
  Continued advisory beyond initial setup for the property or properties evaluated under this engagement.
- **Post-structure review call**
  30-minute review after entity setup to confirm all parties are aligned.

SPECIALIST BILLING

> *The advisor's fee covers coordination, entity structuring strategy, tax consulting, and ongoing advisory for the evaluated properties. The items below are performed by the respective licensed professionals, who bill the client directly and independently. Those fees vary by portfolio size and complexity.*

HANDLED BY YOUR LICENSED PROFESSIONALS

- Tax filing & preparation — client's CPA or enrolled agent
- Legal drafting of LLC & operating agreements — licensed attorney
- Cost segregation study execution — cost-seg specialist

DELIVERABLE & TIMELINE

TIMING	FEE	PAYMENT
3–6 months post-close	**$1,000–$2,000 one-time**	**Upfront at engagement start**

CLIENT RESPONSIBILITIES

01 Provide schedule of holdings: addresses, acquisition dates, purchase prices, loan balances.
02 Identify existing professional relationships: CPA, enrolled agent, attorney.
03 Authorize advisor to communicate directly with tax and legal professionals.

AGREEMENT — TIER 03

By signing below, both parties agree to the scope, fee, and terms outlined in this Tier 03 Statement of Work.

CLIENT

Authorized signature

Printed name | Date

RUDY MANAGEMENT ENTERPRISES, LLC

Authorized signature

Printed name | Date

TIER 04

Ongoing Property Management

Monthly Management & Tenant Services

PURPOSE

This engagement establishes an ongoing property management relationship covering day-to-day operations, tenant communications, maintenance coordination, and tenant transitions. The monthly fee is **10% of collected rent**. Tenant placement — including background checks and screening — is billed at **75% of one month's rent** per transition.

MONTHLY MANAGEMENT — 10% OF COLLECTED RENT

- **Rent collection**
  Monthly collection, disbursement to owner, and monthly owner statement.
- **Maintenance coordination**
  Intake and vendor dispatch for approved work orders.
- **Monthly owner reporting**
  Income and expense statement with property status commentary.
- **Tenant communication**
  Primary point of contact for all tenant inquiries, requests, and notices.
- **Lease compliance monitoring**
  Renewal tracking, lease review, and notice preparation.
- **No maintenance markup**
  Vendor invoices passed through at cost — no hidden fees.

TENANT TRANSITION FEE — 0.75× FIRST MONTH'S RENT

- **Tenant marketing**
  Listing preparation and syndication across rental platforms.
- **Background & credit screening**
  Full background check, credit report, and rental history verification.
- **Showing coordination**
  Scheduling and hosting showings for qualified applicants.
- **Lease execution & move-in inspection**
  Lease preparation, signing coordination, and documented condition report at move-in.

NOT INCLUDED

- Major capital expenditures or renovation project management (quoted separately)
- Utility management or payment (owner responsibility)
- Eviction legal proceedings (client's attorney; advisor coordinates documentation)
- HOA management or board representation

FEE SUMMARY

MONTHLY MGMT	TENANT PLACEMENT	MAINTENANCE MARKUP	BILLING
10% of collected rent	**75% of 1st month's rent**	**None — cost pass-through**	**Monthly · ACH or check**

MAINTENANCE AUTHORIZATION

Pre-authorized up to **$300** without prior approval. **$300–$1,000** requires 24-hour owner notification before dispatch. Over **$1,000** requires explicit written approval. Emergency repairs posing immediate safety risk may be dispatched immediately with owner notification.

TERMINATION

Either party may terminate with **30 days written notice**. The management fee applies through the last day of the notice period. Tenant transition fees earned prior to termination are non-refundable.

CLIENT RESPONSIBILITIES

01 Maintain property insurance and provide proof of coverage annually.
02 Fund a $500 maintenance reserve per property, replenished within 10 days of disbursement.
03 Provide all existing leases, tenant contacts, and utility details at engagement start.

AGREEMENT — TIER 04

By signing below, both parties agree to the scope, fee, and terms outlined in this Tier 04 Statement of Work.

CLIENT

Authorized signature

Printed name

Date

RUDY MANAGEMENT ENTERPRISES, LLC

Authorized signature

Printed name

Date

GET IN TOUCH

Rudy Management Enterprises, LLC.

"Retired at 38. Let's build yours."

@ RudyMgtEnt@gmail.com

in linkedin.com/in/rubenvelazquez

IG instagram.com/rudymgtent

Statement of Work and contracts: pricing locked at execution · each tier signs independently · 30-day termination on Tier 04



REAL ESTATE ADVISORY SERVICES