



# GOOD LIFE

PROPERTY MANAGEMENT

## Services & Pricing Guide

[www.goodlifemgmt.com](http://www.goodlifemgmt.com)



# Hello there!



At Good Life Property Management, we are driven by a passionate commitment to excellence and a genuine desire to revolutionize the industry. Our company's journey began with a vision to address the shortcomings and improve upon the existing property management landscape. Inspired by personal experiences, I recognized the immense potential for positive change, I saw an opportunity to create a company that would add real value and make a meaningful impact on owners, tenants, and vendors.

When you choose Good Life Property Management, you are not only investing in a trusted partner but also embracing a new standard of excellence in property management. Our entire team is dedicated to ensuring your success and providing you with an outstanding experience.

Welcome to Good Life, where we redefine property management and exceed your expectations at every turn.

We look forward to embarking on this journey with you and creating a prosperous and worry-free property management experience.

*Steve Welty*

Founder, Good Life Property Management



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# Why Work with Us

One that believes that life should be enjoyed, not spent sweating the small stuff. Our goal is to create new opportunities for our clients—whether it's simply freeing up their time or helping them find new ways to become a successful investor. Whatever they choose, we're here to make it an enjoyable experience. And we do it all, so you can live the Good Life!



# How It Works

**01 BOOK A DISCOVERY CALL**  
Schedule a quick phone call with Adam or Chloe to see if Good Life is a good fit for you and your rental property needs!

**02 SCHEDULE A SITE VISIT**  
Set up a time for us to visit the property and meet face to face. Discuss possible repairs and rental comps.

**03 SIGN THE CONTRACT**  
We send over the DocuSign for you to electronically sign and get you introduced to your Property Management Team.

**04 MAKE READY**  
Once the property is empty and you give us keys, we will conduct a full inspection and begin repairs. After that we will return to the property for professional photos and 3D tour to begin advertising.



## COMMUNICATION

### CONTACT DETAILS

858-207-4595  
clients@goodlifemgmt.com  
5252 Balboa Ave Ste 704, San  
Diego, CA 92117

### OFFICE HOURS

M - F 9:00am - 5:00pm

### WEBSITE

[www.goodlifemgmt.com](http://www.goodlifemgmt.com)

### SOCIAL MEDIA

@goodlifepropertymgmt



# SERVICES & PRICING

HOUSES, CONDOS, OR  
2-4 UNITS

**8%**

MONTHLY MANAGEMENT

**PLUS:**

\$595 Leasing Fee  
\$150 Annual Inspection Fee  
\$195 Lease Renewal Fee

you will get

RENT COLLECTION

MAINTENANCE  
COORDINATION

BILL PAY

TENANT  
COMMUNICATION

HOA COMMUNICATION

MONTHLY FINANCIAL  
STATEMENTS

LEGAL EXPERTISE

24 HOUR  
MAINTENANCE  
EMERGENCY LINE

MULTI-FAMILY 5-15  
UNITS

**7%**

MONTHLY MANAGEMENT

**PLUS:**

\$595 Leasing Fee  
\$150 Annual Inspection Fee  
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RENT COLLECTION

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# FEES EXPLAINED:



## LEASING FEE

Includes professional marketing photos, 3D tour, advertising to all the top rental websites, screening applicants, lease signing with the chosen applicants, & move-in condition report

\$595

## ANNUAL INSPECTION FEE

Yearly walk-through to inspect the condition of the property, and identify any deferred maintenance. Follow up report includes findings and photos of entire interior.

\$150

## LEASE RENEWAL FEE

Lease Preparation, Negotiation, and Signing at a higher rate with the current tenants.

\$195



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# Tax Deductions for Property Owners:

- Commissions (our monthly 8% commission)
- Management Fees (Leasing Fee, Annual Inspection Fee, & Lease Renewal Fee)
- HOA Dues
- Insurance (fire, theft, flood, and liability insurance)
- Legal & Professional Fees attorneys & accountants)
- Cleaning and maintenance
- Mortgage interest paid to banks
- Repairs
- Supplies (Cleaning supplies)
- Taxes (State & Local Property Taxes)
- Utilities (water, trash, sewer)
- Depreciation
- Gifts (Up to \$25 per tenant or vendor)
- Start-up expenses
- Education expenses
- Casualty losses
- Equipment rental



# 8 WAYS A PROPERTY MANAGER SAVES YOU MONEY

## Time Savers

Since time is money, why waste it with the extensive day-to-day of managing rental property. If you want to do it yourself, you'll be finding tenants, collecting rent, negotiating leases and taking maintenance calls at 2:00 AM.

## Lease Enforcement

Simply writing a lease is not enough though. You'll want a quality property manager that will make sure your tenants uphold their responsibilities of the lease. A good property management team will know what to look for during routine inspections.

## Knowledge & Expertise

Experience in property management is key to having a successful rental. You will want a property manager with the expertise from years of experience. This can help protect you legally because they understand what red flags to avoid.

## Quality Vendors

Maintaining a network of quality vendors and repairmen is a top priority of a quality property management team. They are constantly evaluating current vendors on their quality, speed and price. If a vendor doesn't meet their standards, they don't use them, ensuring the best quality of work for their owners.

## Tenant Liason

The only way to have a successful rental property is to keep tenants in your property. And the only way to maintain that is to make it easy for your tenants to communicate with you. A property manager should have multiple ways for a tenant to get a hold of them.

## Legal Protection

A great benefit to hiring a property manager is that you don't have to be responsible for understanding all San Diego's landlord-tenant laws. Let your property manager advise you on how to avoid legal issues. A quality property manager will know the best practices following the laws.

## Marketing & Tenant Screening

Undoubtedly, the most stressful and time-consuming party of being an independent landlord is finding your own tenants. When you hire a quality property manager, they will be able to advertise your house to the right tenants at the right time, getting you a tenant faster and saving you money.

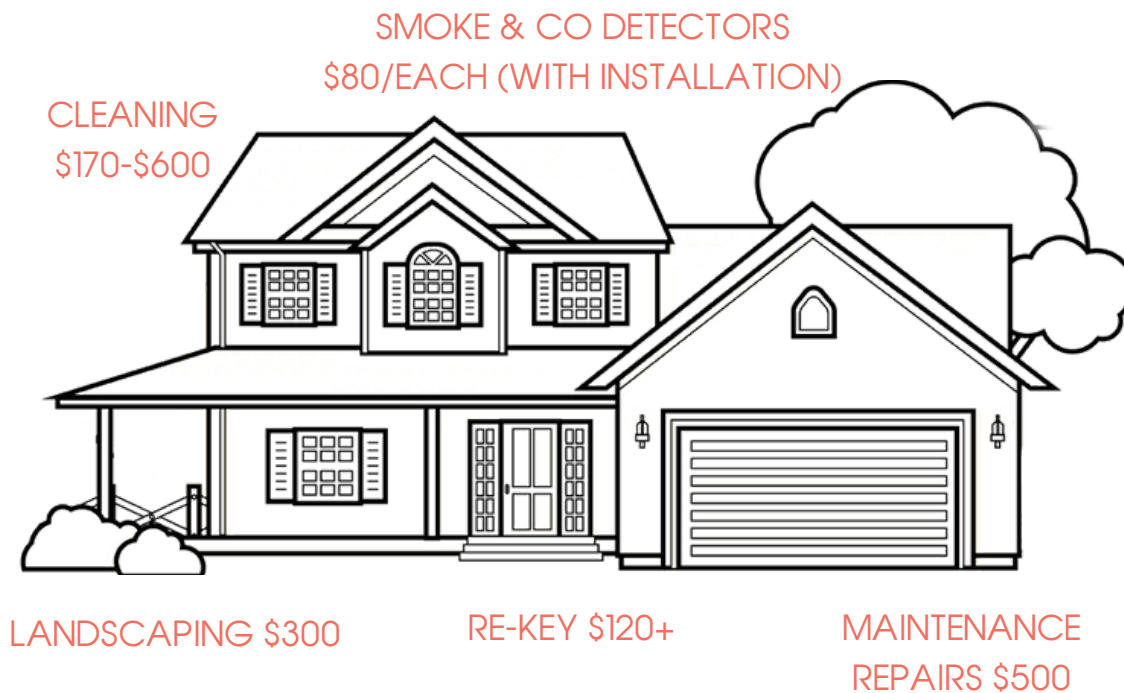
## Lower Repair & Maintenance Costs

A property manager can actually save you money on maintenance. They will be able to help you schedule regular maintenance, which will help keep you from the cost of emergency repairs.





# HOW MUCH DOES A TURNOVER COST?



**Investing money to maintain your  
property helps attract quality tenants.**

The extent of work required will depend on what  
condition your home is in.



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# Let's Get Started!

Book a call with our Team to discuss if Good Life Property Management would be a good fit for you and your property management needs!

Click the link below or schedule directly on our website.

[SCHEDULE A CALL](#)

[LEARN MORE](#)

Check out our reviews on Yelp and Google! Follow us on Facebook, Instagram, and LinkedIn!



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