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REVISED ATTACHMENT C - BAFO PRICING SCHEDULE

ORE MGMT. & MKTG. - ATTACHMENT C - PRICING SCHEDULE - INITIAL TERM - YEARS 1-3			
FIRM NAME: CBRE		PRIME	SUBCONTRACTOR
1.0 SET-UP FEES:			
1.1 Residential Lots	\$	450	N/A
1.2 Residential SFR 1-4	\$	450	N/A
1.3 Vacant Land	\$	450	N/A
1.4 Vacant Commercial	\$	600	N/A
1.5 Occupied Commercial	\$	600	N/A
2.0 SALES COMMISSIONS:			
2.1 % or 2-Lump Sum Sales Comm.: All Properties & Land ≤ \$25,000	\$	5,000	N/A
2.1.1 % or Lump Sum Incentive Bonus for sale during moe 1 thru 6	\$	2,500	N/A
2.2 % or 2-Lump Sum Sales Comm.: SFR 1-4 & Lots \$25,001 to \$50,000		6.0%	N/A
2.2.1 % or Lump Sum Incentive Bonus for sale during moe 1 thru 6		2.0%	N/A
2.3 % or 2-Lump Sum Sales Comm.: SFR 1-4 & Lots \$50,001 to \$1 Mil.		6.0%	N/A
2.3.1 % or Lump Sum Incentive Bonus for sale during moe 1 thru 6		1.5%	N/A
2.4 % or 2-Lump Sum Sales Comm.: SFR 1-4 & Lots >\$1,000,001		5.0%	N/A
2.4.1 % or Lump Sum Incentive Bonus for sale during moe 1 thru 6		1.0%	N/A
2.5 % Sales Comm.: Other Properties \$25,001 to \$1 Million		7.0%	N/A
2.5.1 % or Lump Sum Incentive Bonus for sale during 1st 6 mos.		2.0%	N/A
2.6 % Sales Comm.: Other Properties \$1,000,001 to \$5 Million		5.5%	N/A
2.6.1 % or Lump Sum Incentive Bonus for sale during moe 1 thru 6		1.5%	N/A
2.7 % Sales Comm.: Other Properties \$5,000,001 to \$10 Million		4.0%	N/A
2.7.1 % or Lump Sum Incentive Bonus for sale during moe 1 thru 6		1.0%	N/A
2.8 % Sales Comm.: Other Properties \$10,000,001 and Greater		3.0%	N/A
2.8.1 % or Lump Sum Incentive Bonus for sale during moe 1 thru 6		1.0%	N/A
3.0 Bank Closing Support Staff:			
3.1 ORE Closing Assistance Professional		\$ 250 / HR	N/A
3.2 ORE Closing Assistance Technician		\$ 175 / HR	N/A
4.0 Administrative Management Fee Pricing = Column A + B			
4.0 Monthly Administrative Management Fee: SFR 1-4 & Land			
<i>The Monthly Administrative Management Fee is exclusive of third party property management fees, leasing, repairs or other direct asset related costs performed by third parties billed as pass-through expenses with no subcontractor mark-up. All property management contracts must be competitively bid and budgets must include property management costs. To the extent a firm manages the assets in-house, Contractor is required to breakout the Monthly Administrative Management Fee and the Property Management Fee</i>			
4.1 Monthly Administrative Management Fee on Marketable, non-income producing property during moe 1 thru 9	\$	200	\$ 300
<i>Administrative Management Fees/Management fees on non-income producing property are limited to nine (9) months</i>			
4.2 Monthly Lump Sum Administrative Management Fee for Marketable, leased residential 1-4 units or single lots	\$	200	\$ 400
4.3 Lump Sum Fee for conducting residential 1-4 or vacant land evictions - ONLY if handled in-house		N/A	\$ 150
4.4 Monthly Lump Sum Administrative Management Fee for unmarketable residential 1-4 units and lots/land	\$	200	\$ 300
5.0 Administrative Management Fee Pricing = Column A + B			
5.0 Monthly Administrative Management & Misc. Fees - Commercial Properties:			
<i>The Monthly Administrative Management Fee is exclusive of third party property management fees, leasing, repairs or other direct asset related costs performed by third parties billed as pass-through expenses with no subcontractor mark-up. All property management contracts must be competitively bid and budgets must include property management costs. To the extent a firm manages the assets in-house, Contractor is required to breakout the Monthly Administrative Management Fee and the Property Management Fee.</i>			
5.1 Properties with Appraised Values of \$0 to \$1 Million			
5.1.1 Monthly Lump Sum Administrative Management Fee	\$	1,600	\$ 625
5.2 Properties with Appraised Values of \$1,000,001 to \$5 Million			
5.2.1 Monthly Administrative Management Fee - Flat Fee	\$	1,850	\$ 625
5.3 Properties with Appraised Values of \$5,000,001 to \$15 Million			
5.3.1 Monthly Administrative Management Fee - Flat Fee	\$	2,750	\$ 625
5.4 Properties with Appraised Values of \$15,000,001 to \$25 Million			
5.4.1 Monthly Administrative Management Fee - Flat Fee	\$	4,000	\$ 625
5.5 Properties with Appraised Values Greater Than \$25 Million			
5.5.1 Monthly Administrative Management Fee - Flat Fee	\$	5,750	\$ 625
5.6 Lump Sum Fee for conducting commercial tenant eviction - Prime or Sub	\$	1,000	\$
5.7 Lump Sum Monthly Administrative Management Fee for Unmarketable, vacant commercial property	\$	2,500	\$ 500
6.0 Research & Title Clearing Staffing Rates = Column A OR B			
6.0 Research & Title Clearing Staffing Rates:			
6.1 Title Research & Clearing Senior Professional	\$	125	\$ 125
6.2 Title Research & Clearing Professional	\$	94	\$ 94
6.3 Title Research & Clearing Junior Professional	\$	63	\$ 63
7.0 Property Tax Services = Column A OR B			
7.0 Property Tax Services			
7.1 Prohibit Property Tax Assessed Values % of Savings or Lump Sum Fee		50.0%	50.0%
7.2 Property Tax Expert Witness (Court Proceedings) - Hourly Rate	\$	275	\$ 275
8.0 High Risk Property = Column A OR B			
8.0 High Risk Property - Additional Inspections: Limited to properties located in areas prone to vandalism, theft, squatters, etc. are considered high risk properties that may require regular monitoring to prevent deterioration of value. This monitoring is in excess of the monthly and quarterly inspections required under the SOW by the property manager and the sales agent, respectively.			
8.1 Cost of additional inspections on high risk assets/per inspection	\$500 local comm \$1,500 if travel required	\$ 1,000	\$ 1,000
8.2 Lump Sum Travel Fee per Additional high risk property inspection	\$	1,000	\$ 1,000

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ORE MGMT. & MKTG. - ATTACHMENT C - PRICING SCHEDULE - OPTION 1 - YEARS 4 & 5			
Note: All commission rates remain the same in future years. All quoted prices are assumed to increase at 3.5% each year over the base year.			
FIRM NAME: CBRE		PRIME	SUBCONTRACTOR
1.0 SET-UP FEES:			
1.1 Residential Lots	\$	499	N/A
1.2 Residential BFR 1-4	\$	499	N/A
1.3 Vacant Land	\$	499	N/A
1.4 Vacant Commercial	\$	665	N/A
1.5 Occupied Commercial	\$	665	N/A
2.0 SALES COMMISSIONS:			
2.1 % or 1-Lump Sum Base Comm.: All Properties & Land ≤ \$25,000	\$	5,544	N/A
2.1.1 % or Lump Sum Incentive Bonus for sale during moe 1 thru 6	\$	2,772	N/A
2.2 % or 1-Lump Sum Base Comm.: BFR 1-4 & Lots \$25,001 to \$50,000		6.0%	N/A
2.2.1 % or Lump Sum Incentive Bonus for sale during moe 1 thru 6		2.0%	N/A
2.3 % or 1-Lump Sum Base Comm.: BFR 1-4 & Lots \$50,001 to \$1 Mil.		6.0%	N/A
2.3.1 % or Lump Sum Incentive Bonus for sale during moe 1 thru 6		1.5%	N/A
2.4 % or 1-Lump Sum Base Comm.: BFR 1-4 & Lots >\$1,000,001		5.0%	N/A
2.4.1 % or Lump Sum Incentive Bonus for sale during moe 1 thru 6		1.0%	N/A
2.5 % Sales Comm.: Other Properties \$25,001 to \$1 Million:		7.0%	N/A
2.5.1 % or Lump Sum Incentive Bonus for sale during moe 1 thru 6		2.0%	N/A
2.6 % Sales Comm.: Other Properties \$1,000,001 to \$5 Million:		5.5%	N/A
2.6.1 % or Lump Sum Incentive Bonus for sale during moe 1 thru 6		1.5%	N/A
2.7 % Sales Comm.: Other Properties \$5,000,001 to \$10 Million:		4.0%	N/A
2.7.1 % or Lump Sum Incentive Bonus for sale during moe 1 thru 6		1.0%	N/A
2.8 % Sales Comm.: Other Properties \$10,000,001 and Greater:		3.0%	N/A
2.8.1 % or Lump Sum Incentive Bonus for sale during moe 1 thru 6		1.0%	N/A
3.0 Bank Closing Support Staff:			
3.1 ORE Closing Assistance Professional		\$ 277 / HR	N/A
3.2 ORE Closing Assistance Technician		\$ 194 / HR	N/A
4.0 Administrative Management Fee Pricing = Column A + B			
4.0 Monthly Administrative Management Fee: BFR 1-4 & Land		A	B
<i>The Monthly Administrative Management Fee is exclusive of third party property management fees, leasing, repairs or other direct asset related costs performed by third parties billed as pass-through expenses with no subcontractor mark-up. All property management contracts must be competitively bid and budgets must include property management costs. To the extent a firm manages the assets in-house, Contractor is required to breakout the Monthly Administrative Management Fee and the Property Management Fee.</i>			
4.1 Monthly Administrative Management Fee on Marketable, non-income producing property during moe 1 thru 9	\$	222	333
Administrative Management Fees on non-income producing property are limited to nine (9) months			
4.2 Monthly Lump Sum Administrative Management Fee for Marketable, leased residential 1-4 units or single lots	\$	222	443
4.3 Lump Sum Fee for conducting residential 1-4 or vacant land evictions - ONLY if handled in house		N/A	166
4.4 Monthly Lump Sum Administrative Management Fee for unmarketable residential 1-4 units and lot/land	\$	222	333
5.0 Administrative Management Fee Pricing = Column A + B			
5.0 Monthly Administrative Management & Misc. Fees - Commercial Properties:		A	B
<i>The Monthly Administrative Management Fee is exclusive of third party property management fees, leasing, repairs or other direct asset related costs performed by third parties billed as pass-through expenses with no subcontractor mark-up. All property management contracts must be competitively bid and budgets must include property management costs. To the extent a firm manages the assets in-house, Contractor is required to breakout the Monthly Administrative Management Fee and the Property Management Fee.</i>			
5.1 Properties with Appraised Values of \$0 to \$1 Million:			
5.1.1 Monthly Lump Sum Administrative Management Fee	\$	1,774	693
5.2 Properties with Appraised Values of \$1,000,001 to \$5 Million:			
5.2.1 Monthly Administrative Management Fee - Flat Fee	\$	2,051	693
5.3 Properties with Appraised Values of \$5,000,001 to \$15 Million:			
5.3.1 Monthly Administrative Management Fee - Flat Fee	\$	3,049	693
5.4 Properties with Appraised Values of \$15,000,001 to \$25 Million:			
5.4.1 Monthly Administrative Management Fee - Flat Fee	\$	4,435	693
5.5 Properties with Appraised Values Greater Than \$25 Million:			
5.5.1 Monthly Administrative Management Fee - Flat Fee	\$	6,375	693
5.6 Lump Sum Fee for conducting commercial tenant eviction - Prime or Sub	\$	1,109	-
5.7 Lump Sum Monthly Administrative Management Fee for Unmarketable, vacant commercial property	\$	2,772	554
6.0 Research & Title Clearing Staffing Rates = Column A OR B			
6.0 Research & Title Clearing Staffing Rates:		A	B
6.1 Title Research & Clearing Senior Professional	\$	139	139
6.2 Title Research & Clearing Professional	\$	104	104
6.3 Title Research & Clearing Junior Professional	\$	70	70
7.0 Property Tax Services = Column A OR B			
7.0 Property Tax Services:		A	B
7.1 Present Property Tax Assessed Values-% of Savings or Lump Sum Fee		50.0%	50.0%
7.2 Property Tax Expert Witness (Court Proceedings) - Hourly Rate	\$	305	305
8.0 High Risk Property = Column A OR B			
8.0 High Risk Property - Additional Inspections: Limited to properties located in areas prone to vandalism, theft, squatters, etc. are considered high risk properties that may require regular monitoring to prevent deterioration of value. This monitoring is in excess of the monthly and quarterly inspections required under the SOW by the property manager and the sales agent, respectively.		A	B
8.1 Cost of additional inspections on high risk assets/per inspection		\$554 local comm. \$1,663 if travel required	\$111 local comm. \$1,663 if travel required
8.2 Lump Sum Travel Fee per Additional high risk property inspection	\$	1,109	1,109

ORE MGMT. & MKTG. - ATTACHMENT C - PRICING SCHEDULE - INITIAL TERM - YEARS 8-7

Note: All commission rates remain the same in future years. All quoted prices are assumed to increase at 3.5% each year over the base year.

FIRM NAME: CBRE		PRIME	SUBCONTRACTOR
1.0 SET-UP FEES:			
1.1 Residential Lots	\$	534	N/A
1.2 Residential BFR 1-4	\$	534	N/A
1.3 Vacant Land	\$	534	N/A
1.4 Vacant Commercial	\$	713	N/A
1.5 Occupied Commercial	\$	713	N/A

2.0 SALES COMMISSIONS:			
2.1 % or \$-Lump Sum Sale Comm.: All Properties & Land \$25,000	\$	5,938	N/A
2.1.1 % or \$-Lump Sum Incentive Bonus for sale during mos 1 thru 6	\$	2,969	N/A
2.2 % or \$-Lump Sum Sales Comm.: BFR 1-4 & Lots \$25,001 to \$400,000		6.0%	N/A
2.2.1 % or \$-Lump Sum Incentive Bonus for sale during mos 1 thru 6		7.0%	N/A
2.3 % or \$-Lump Sum Sales Comm.: BFR 1-4 & Lots \$400,001 to \$1 Mil.		6.0%	N/A
2.3.1 % or \$-Lump Sum Incentive Bonus for sale during mos 1 thru 6		1.5%	N/A
2.4 % or \$-Lump Sum Sales Comm.: BFR 1-4 & Lots >\$1,000,001		5.0%	N/A
2.4.1 % or \$-Lump Sum Incentive Bonus for sale during mos 1 thru 6		1.0%	N/A
2.5 % Sales Comm.: Other Properties \$25,001 to \$1 Million		7.0%	N/A
2.5.1 % or \$-Lump Sum Incentive Bonus for sale during 1st 6 mos		2.0%	N/A
2.6 % Sales Comm.: Other Properties \$1,000,001 to \$5 Million		5.5%	N/A
2.6.1 % or \$-Lump Sum Incentive Bonus for sale during mos 1 thru 6		1.5%	N/A
2.7 % Sales Comm.: Other Properties \$5,000,001 to \$10 Million		4.0%	N/A
2.7.1 % or \$-Lump Sum Incentive Bonus for sale during mos 1 thru 6		1.0%	N/A
2.8 % Sales Comm.: Other Properties \$10,000,001 and Greater		3.0%	N/A
2.8.1 % or \$-Lump Sum Incentive Bonus for sale during mos 1 thru 6		1.0%	N/A

3.0 Bank Closing Support Staff:			
3.1 ORE Closing Assistance Professional		\$ 297 / HR	N/A
3.2 ORE Closing Assistance Technician		\$ 208 / HR	N/A

4.0 Administrative Management Fee Pricing = Column A + B		A	B
4.0 Monthly Administrative Management Fee: BFR 1-4 & Land			
The Monthly Administrative Management Fee is exclusive of third party property management fees, leasing, repairs or other direct asset related costs performed by third parties billed as pass-through expense with no subcontractor mark-up. All property management contracts must be competitively bid and budgets must include property management costs. To the extent a firm manages the assets in-house, Contractor is required to breakout the Monthly Administrative Management Fee and the Property Management Fee.			
4.1 Monthly Administrative Management Fee on Marketable, non-income producing property during mos 1 thru 9	\$	238	356
Administrative Management Fee/Management fees on non-income producing property are limited to nine (9) months			
4.2 Monthly Lump Sum Administrative Management Fee for Marketable, leased residential 1-4 units or single lots	\$	238	475
4.3 Lump Sum Fee for conducting residential 1-4 or vacant land evictions -ONLY if handled in house		N/A	178
4.4 Monthly Lump Sum Administrative Management Fee for unmarketable residential 1-4 units and lots/land	\$	238	356

5.0 Administrative Management Fee Pricing = Column A + B		A	B
5.0 Monthly Administrative Management & Misc. Fees - Commercial Properties:			
The Monthly Administrative Management Fee is exclusive of third party property management fees, leasing, repairs or other direct asset related costs performed by third parties billed as pass-through expense with no subcontractor mark-up. All property management contracts must be competitively bid and budgets must include property management costs. To the extent a firm manages the assets in-house, Contractor is required to breakout the Monthly Administrative Management Fee and the Property Management Fee.			
6.1 Properties with Appraised Values of \$0 to \$1 Million:			
5.1.1 Monthly Lump Sum Administrative Management Fee	\$	1,900	742
6.2 Properties with Appraised Values of \$1,000,001 to \$5 Million:			
5.2.1 Monthly Administrative Management Fee - Flat Fee	\$	2,197	742
6.3 Properties with Appraised Values of \$5,000,001 to \$15 Million:			
5.3.1 Monthly Administrative Management Fee - Flat Fee	\$	3,266	742
6.4 Properties with Appraised Values of \$15,000,001 to \$25 Million:			
5.4.1 Monthly Administrative Management Fee - Flat Fee	\$	4,751	742
6.5 Properties with Appraised Values Greater Than \$25 Million:			
5.5.1 Monthly Administrative Management Fee - Flat Fee	\$	6,829	742
6.6 Lump Sum Fee for conducting commercial tenant eviction - Prime or Sub	\$	1,188	-
6.7 Lump Sum Monthly Administrative Management Fee for Unmarketable, vacant commercial property	\$	2,969	594

6.0 Research & Title Clearing Staffing Rates = Column A OR B		A	OR	B
6.0 Research & Title Clearing Staffing Rates:				
6.1 Title Research & Clearing Senior Professional	\$	148	\$	148
6.2 Title Research & Clearing Professional	\$	112	\$	112
6.3 Title Research & Clearing Junior Professional	\$	75	\$	75

7.0 Property Tax Services = Column A OR B		A	OR	B
7.0 Property Tax Services				
7.1 Protect Property Tax Assessed Value-% of Savings or Lump Sum Fee		50.0%		50.0%
7.2 Property Tax Expert Witness (Court Proceedings) - Hourly Rate	\$	327	\$	327

8.0 High Risk Property = Column A OR B		A	OR	B
8.0 High Risk Property - Additional Inspections: Limited to properties located in areas prone to vandalism theft, squatters, etc. are considered high risk properties that may require regular monitoring to prevent deterioration of value. This monitoring is in excess of the monthly and quarterly inspections required under the SOW by the property manager and the sales agent, respectively.				
8.1 Cost of additional inspections on high risk assets/per inspection		\$594 local comm. \$1,782 if travel required	\$119 local feed + \$1,782 if travel required	
8.2 Lump Sum Travel Fee per Additional high risk property inspection	\$	1,188	\$	1,188

ORE MGMT. & MKTG. - ATTACHMENT C - PRICING SCHEDULE - INITIAL TERM - YEARS 8-9

Note: All commission rates remain the same in future years. All quoted prices are assumed to increase at 3.5% each year over the base year

FIRM NAME: CBRE		PRIME	SUBCONTRACTOR
1.0 SET-UP FEES:			
1.1 Residential Lots	\$	573	N/A
1.2 Residential BFR 1-4	\$	573	N/A
1.3 Vacant Land	\$	763	N/A
1.4 Vacant Commercial	\$	763	N/A
1.6 Occupied Commercial	\$	763	N/A

2.0 SALES COMMISSIONS:			
2.1 % or \$-Lump Sum Base Comm.: All Properties & Land \$125,000	\$	6,361	N/A
2.1.1 % or \$Lump Sum Incentive Bonus for sale during mos 1 thru 6	\$	3,181	N/A
2.2 % or \$-Lump Sum Sales Comm.: BFR 1-4 & Lots \$25,001 to \$400,000		8.0%	N/A
2.2.1 % or \$Lump Sum Incentive Bonus for sale during mos 1 thru 6		2.0%	N/A
2.2.1 % or \$Lump Sum Incentive Bonus for sale during mos 1 thru 6		6.0%	N/A
2.3 % or \$-Lump Sum Sales Comm.: BFR 1-4 & Lots \$600,001 to \$1 Mill		1.5%	N/A
2.3.1 % or \$Lump Sum Incentive Bonus for sale during mos 1 thru 5		5.0%	N/A
2.4 % or \$-Lump Sum Sales Comm.: BFR 1-4 & Lots >\$1,000,001		1.0%	N/A
2.4.1 % or \$Lump Sum Incentive Bonus for sale during mos 1 thru 6		7.0%	N/A
2.6 % Sales Comm.: Other Properties \$25,001 to \$1 Million		2.0%	N/A
2.5.1 % or \$Lump Sum Incentive Bonus for sale during 1st 6 mos		5.5%	N/A
2.6 % Sales Comm.: Other Properties \$1,000,001 to \$8 Million		1.5%	N/A
2.5.1 % or \$Lump Sum Incentive Bonus for sale during mos 1 thru 6		4.0%	N/A
2.7 % Sales Comm.: Other Properties \$5,000,001 to \$18 Million		1.0%	N/A
2.7.1 % or Lump Sum Incentive Bonus for sale during mos 1 thru 6		3.0%	N/A
2.8 % Sales Comm.: Other Properties \$18,000,001 and Greater:		1.0%	N/A
2.8.1 % or Lump Sum Incentive Bonus for sale during mos 1 thru 6			

3.0 Bank Closing Support Staff:			
3.1 ORE Closing Assistance Professional		\$ 318 / HR	N/A
3.2 ORE Closing Assistance Technician		\$ 223 / HR	N/A

4.0 Administrative Management Fee Pricing = Column A + B		A	B
4.0 Monthly Administrative Management Fee: BFR 1-4 & Land			
The Monthly Administrative Management Fee is inclusive of third party property management fees, leasing, repairs or other direct asset related costs performed by third parties billed as pass-through expenses with no subcontractor mark-up. All property management contracts must be competitively bid and budgets must include property management costs. To the extent a firm manages the assets in-house, Contractor is required to breakout the Monthly Administrative Management Fee and the Property Management Fee.			
4.1 Monthly Administrative Management Fee on Marketable, non-income producing property during mos 1 thru 9	\$	254	382
Administrative Management Fees on non-income producing property are limited to nine (9) months			
4.2 Monthly Lump Sum Administrative Management Fee for Marketable, leased residential 1-4 units or single lots	\$	254	500
4.3 Lump Sum Fee for conducting residential 1-4 or vacant land evictions -ONLY if handled in house		N/A	101
4.4 Monthly Lump Sum Administrative Management Fee for unmarketable residential 1-4 units and lots/land	\$	254	382

5.0 Administrative Management Fee Pricing = Column A + B		A	B
5.0 Monthly Administrative Management & Misc. Fees - Commercial Properties:			
The Monthly Administrative Management Fee is inclusive of third party property management fees, leasing, repairs or other direct asset related costs performed by third parties billed as pass-through expenses with no subcontractor mark-up. All property management contracts must be competitively bid and budgets must include property management costs. To the extent a firm manages the assets in-house, Contractor is required to breakout the Monthly Administrative Management Fee and the Property Management Fee.			
5.1 Properties with Appraised Values of \$0 to \$1 Million			
5.1.1 Monthly Lump Sum Administrative Management Fee	\$	1,900	795
5.2 Properties with Appraised Values of \$1,000,001 to \$5 Million			
5.2.1 Monthly Administrative Management Fee - Flat Fee	\$	2,051	795
5.3 Properties with Appraised Values of \$5,000,001 to \$15 Million			
5.3.1 Monthly Administrative Management Fee - Flat Fee	\$	3,499	795
5.4 Properties with Appraised Values of \$15,000,001 to \$25 Million			
5.4.1 Monthly Administrative Management Fee - Flat Fee	\$	5,069	795
5.6 Properties with Appraised Values Greater Than \$25 Million			
5.5.1 Monthly Administrative Management Fee - Flat Fee	\$	7,316	795
5.6 Lump Sum Fee for conducting commercial tenant evictions - Prime or Sub	\$	1,272	
5.7 Lump Sum Monthly Administrative Management Fee for Unmarketable, vacant commercial property	\$	3,181	636

6.0 Research & Title Clearing Staffing Rates = Column A OR B		A	OR	B
6.0 Research & Title Clearing Staffing Rates:				
6.1 Title Research & Clearing Senior Professional	\$	159	\$	159
6.2 Title Research & Clearing Professional	\$	120	\$	120
6.3 Title Research & Clearing Junior Professional	\$	80	\$	80

7.0 Property Tax Services = Column A OR B		A	OR	B
7.0 Property Tax Services				
7.1 Process Property Tax Assessed Values-% of Savings or Lump Sum Fee		50.0%		50.0%
7.2 Property Tax Expert Witness (Court Proceedings) - Hourly Rate	\$	350	\$	350

8.0 High Risk Property = Column A OR B		A	OR	B
8.0 High Risk Property - Additional Inspections: Limited to properties located in areas prone to vandalism, theft, squatters, etc. are considered high risk properties that may require regular monitoring to prevent deterioration of value. This monitoring is in excess of the monthly and quarterly inspections required under the SOW by the property manager and the sales agent, respectively.				
8.1 Cost of additional inspections on high risk assets/per inspection		\$636 local comm. \$1,908 if travel required		\$127 local road + \$1,908 if travel required
8.2 Lump Sum Travel Fee per Additional high risk property inspection	\$	1,272	\$	1,272