



CONTRACTOR/VENDOR DISCLOSURE

For reasons of liability and owner protection, our office contracts only with licensed/bonded/insured vendors for the purposes of repairs to our clients' property. Due to the fact that these more reputable companies have a higher level of accountability, and also a higher level of quality, rates for these vendors can range from \$70-\$90 per hour (depending on trade/specialty). It is always our goal to minimize costs to owners, and we will always strive to be diligent in which repair calls are dispatched, whether the issue was caused by the tenant and/or the emergency or non-emergency nature of each call. That being said, the property owner understands that licensed/insured vendors will be used in all circumstances.

We have also tracked the most common types of repairs for owners and recommend a few preventative measures to defray the future (and potentially larger) costs of your rental property:

1. Annual A/C Maintenance Agreement (Summer & Winter System Check + 10% off future repairs and NO premium rates for after hours or emergency service): CONTACT US FOR PRICING
2. Professional Pool Service (Weekly): Chemical Only: CONTACT US FOR PRICING
3. Internal Inspections of Property to Evaluate Condition - \$40/Inspection (\$50 for locations outside of 25 miles)
4. Home Warranty Plan- We also recommend you consider the purchase of a home warranty plan to cover your rental investment. This allows you to budget \$45-\$100 per repair call for covered items and limits the potential for "surprise" expenses. Here is a list of some warranty companies to research www.spectrumgroupaz.com/WarrantyCompanyInfo.html

Please note that Jason Geroux of the Spectrum Group has an ownership interest with TSG Services who we regularly contract with for maintenance, cleaning and other property management services. Due to this relationship, this referral may provide The Spectrum group, a financial or other benefit a part from his agreement with you. THERE ARE OTHER MAINTENANCE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

I/we have read this disclosure form, and understand that Spectrum Group is referring me/us to purchase the above-described service(s) and that Spectrum Group, and or its principals, may receive a financial or other benefit as the result of this referral.

Owner Signature	Date	Owner Signature	Date
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