

# Macdonald

## COMMERCIAL

### PROPERTY MANAGEMENT SERVICES

#### “LEASE ONLY” SERVICE

Under our “Lease Only” service we take the responsibility of locating and placing a suitable tenant in your vacant property. This service involves the following tasks:

- Advertising the property on multiple websites and social media
- Fielding inquiries on the property;
- Showing the property;
- Interviewing prospective tenants;
- Performing the necessary reference checks with the Credit Bureau, employer and previous landlord;
- Negotiating the rental or lease agreement;
- Selecting the most suitable tenant from those eligible for your property;
- Obtaining the security deposit and postdated cheques to cover the rent for the first year of the rental term;
- Placing the tenant into the property and performing a move-in inspection.

#### EXCLUSIVITY CLAUSE

Macdonald Property Management will act at the exclusive rental agent. In the event another rental agent is retained, discovered or notified, Macdonald will immediately cancel this agreement and the cancellation fee will be applied against the retainer.

**We are confident that we can provide the highest caliber of service for all your Commercial and Residential Real Estate needs and Property Management Requirements**