

# Om REALTY GROUP

**FLAT RATE Realty Services**

**Providing Real Estate Services in Smart and Practical way**

Lease with  
No Upfront Fees  
Offer!!! Ask us.

## WHO ARE WE?

We are one STOP Real Estate company providing all service to help clients **Buy, Sell, Lease and Manage** properties. We are **Investors Realtors** helping by mentoring and guiding them to build their investment portfolio and achieve their financial goals. We also offer Flat Rate on almost all kinds of Real Estate Transactions.

## WHY US?

There are hundreds of Real Estate companies and thousands of Real Estate Agents in and around Houston area. We are just different in the **Three Core** ways,

**Operation – Educate, Empower and Excel by reaching your goal together.**

**Compensation – Don't over charge at same time under cut on our service.**

**Service – Strive to provide absolute satisfied service and be there to help you all times.**

## OUR SERVICE FEES

### **Investor Deals**

Purchase – Commission \$1000, everything paid back as rebate towards closing.

\*\* Requires Buyer representation agreement for a year.

### **Realtor Deals**

Purchase – Commission \$2000, everything paid back as rebate towards closing or Full 3% with \$1000 credit towards Leasing & Make Ready Coordination fees.

Sell – Commission \$1500 or 1% Sales price for Listing and Handling Sale Transaction for property price under \$200,000.

### **Leasing**

Commission less of \$750 or 1/2 month rent – Listing, Tenant Verification only – No Warranty

Commission 1/2 month rent – Listing, Tenant Verification and Create Lease – 3 Month Warranty

**No upfront Commission – Rounded and Rolled as Monthly Fee for 6 months**

**\*\*Requires 1 year Management contract.**

### **Property Management**

\$75 First Property, \$70 for 2-5 properties, \$60 for 5- 10 properties

Make Ready/Move in Ready Coordination fees – Greater of \$200 or 10% of the total expense

### **Legal & Other Services**

\$50: Additional Trip to Property

\$50: Issue 3 day Vacate Notice/person

\$125: Writ Filing + County fees

\$100: Coordinate Utilities Connection

\$125: Appraisal Protest Filing

\$75: Additional Property Inspection

\$125: Eviction Filing + county fees

\$225: Attend Court Date

\$75: Insurance Renewal

\$35: NSF Check Charge

**Visit & Contact Us**

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Om Realty Group is operated by Agent Vijaianand Thirunageswaram licensed under Realty Associates brokerage.