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# SMG Solutions Group Inc.

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**Recurring & Subscription Services for Landlords & Realtors**

**Serving Suffolk County | [smgsolutionsgroupinc.com](http://smgsolutionsgroupinc.com) | 631-519-9062**

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Our goal for you is a hassle free, recurring service package designed to keep rental/listing properties in top condition all year-round. Includes seasonal inspections, routine upkeep, minor repairs, and emergency readiness. Helping you protect property value, reduce tenant or future owner complaints, and close deals faster with no surprise issues!

Here are our available options, which can be customized to fit your specific needs:

## **1. Property Maintenance Plan (Monthly or Quarterly)**

- Exterior walkthrough with inspection report
- Painting & caulking touch-ups (2 hr max)
- Gutter, siding, door, and trim checks
- Minor carpentry and cabinetry adjustments
- Gate and hinge tune-ups
- 1 dump trailer load per year included
- Optional in-house power washing (discounted)

**Rate: \$325–\$475/month**

## 2. Emergency Response Retainer

- 24/7 response for fire, water, mold, and board-ups
- Use of emergency response trailer
- Mobile generator deployment as needed
- 10% discount on labor and materials
- One annual property inspection with photos

**Rate: \$150–\$300/month**

## 3. Seasonal Home Checkups (Spring & Fall)

- Window/door inspections and sealing
- Moisture/humidity checks and mold scans
- Trim and siding review
- Crawlspace and attic assessments
- HD photo report

**Rate: \$250–\$400/visit or \$700/year for 3 visits**

## 4. Realtor Pre-Listing Prep Plan

- Punch list repairs (trim, paint, caulk, doors, cabinetry)
- Gate adjustments, minor exterior cleanup
- Dump trailer for debris removal
- Optional in-house power washing

**Rate: Custom packages based on property needs**

## 5. Landlord Turnover Maintenance Plan

- Unit prep between tenants
  - Painting, drywall patches, cabinet and door fixes
  - Debris removal (dump trailer use)
  - Monthly visits or on-call service
- Rate: \$150–\$500/month depending on scope and volume**

## 6. Aerial Drone Roof Inspections

- 10–20 HD roof and property photos
  - Optional video flyover
  - Roof condition checklist and summary
  - Great for storm documentation or property prep
- Rate: \$150–\$250 standalone or bundled with maintenance plans**

## 7. Skid Steer Access Plan (With Operator)

- Tracked skid steer with 4-in-1 bucket, forks, or plow
  - 4–12 hours/month
  - 1 dump trailer load included
  - Great for brush clearing, snow stacking, grading
- Rate: \$675–\$1,750/month**

## TERMS

- Auto-billed monthly or per visit via ACH or credit card (**3.5% fee applies**)
- Late fee: \$25 after 7 days
- 30-day notice required for cancellations