

FOR RESIDENTIAL PROPERTIES NEW TO EPM



45-Day Guarantee

Have a vacant rental? EPM Iowa handles the property management and backs the leasing with a guarantee.

IF WE MISS THE GUARANTEE

0%

management
for 1 year*

A signed lease in 45 days. A tenant who moves in.

A lease signed within 45 days counts only if the tenant ultimately moves in under that lease. Move-in may occur after day 45. If we do not meet the guarantee, the monthly management fee is waived as described below.

New properties under management	Rent-ready property	EPM sets the rent
For residential properties newly added to EPM management by new or existing clients. Properties already under EPM management and commercial properties are excluded.	EPM confirms rent readiness before the clock starts. Required work must be completed before confirmation and listing.	Owner authorizes EPM to set and adjust the advertised rent during the guarantee period.

Program terms

When the clock starts	The 45-day period starts when EPM has confirmed the property is rent-ready and the listing is live. If those occur on different dates, the later date is the start date.
What counts as success	All parties must sign the lease within the applicable 45-day period, and the tenant must ultimately move in under that lease. A cancellation or failure to move in does not satisfy the guarantee.
If a tenant does not move in	If no lease signed within the applicable 45 days results in tenant move-in, the fee waiver applies subject to the restart terms below. The waiver begins when a tenant moves into the covered property.
Property availability	If the owner withdraws the property from the market or it stops being rent-ready during the 45-day period, that period ends. A new, full 45-day period begins once EPM confirms the property is rent-ready again and the listing is live. Days from the prior period do not carry over.
*What the waiver covers	Only the covered property's recurring monthly management fee is waived, for 12 months beginning at tenant move-in. Leasing fees and other charges remain payable under the management agreement. This is not reimbursement for vacancy or lost rent.

Let's talk about your rental.

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