

FOR SELF-MANAGING RENTAL OWNERS



Maintenance Only Property Management

Keep managing your rental. Let EPM Iowa be the 24/7 maintenance desk your tenants call when something breaks.

STARTING AT
\$5/unit/mo
 software access +
 usage-based maintenance
 coordination

A maintenance plan without full-service management.

EPM becomes the maintenance front door: tenants call or submit requests 24/7, EPM triages urgency, dispatches approved vendors or in-house maintenance, documents the work, and keeps the owner in control of the spend.

24/7 Intake	Smart Triage	Owner-Controlled Repairs
Tenants get one clear number/request path for leaks, heat loss, electrical issues, lockouts, appliance problems, and routine repairs.	We separate true emergencies from routine work, troubleshoot first, and avoid unnecessary after-hours dispatch whenever possible.	Owners set approval limits. EPM coordinates vendors, tracks photos/notes, and sends clean documentation with the invoice.

Pricing designed to be transparent and sustainable.

Platform access	\$5/unit/month	Tenant intake setup, software, account records, and owner portal access.
Work-order coordination	\$35-\$45 per dispatched request	Triage, vendor scheduling, follow-up, invoice review, and documentation.
Maintenance labor / vendors	Billed as used	Owner pays approved vendor or EPM maintenance cost. Larger projects can carry a quoted coordination fee.

Why this fits the Cedar Valley Waterloo and Cedar Falls have thousands of renter households, active rental compliance requirements, and a steady base of small landlords who may want maintenance help without full management.	Best fit Owners with 1-25 units, out-of-town owners, busy local landlords, inherited rentals, and owners tired of 2 a.m. calls.
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Suggested pilot offer: waive onboarding for the first 25 doors, require a written maintenance authorization limit, and include emergency definitions so tenants understand what is urgent.

Keep managing your property. Stop being the maintenance hotline.