

MANAGEMENT BASICS

COMPANY	YEARS IN BUSINESS	PORTFOLIO ADDITIONS		MANAGEMENT PERSONNEL				MANAGEMENT VISITS		PROPERTY MANAGEMENT FEES		
		PROPERTIES	UNITS	PRINCIPALS MANAGE PROPERTIES	FULL-TIME EMPLOYEES	FEMALE MANAGERS	MALE MANAGERS	PER WEEK	PER MONTH	MINIMUM FEE REQUIREMENT	\$ PER/UNIT MINIMUM CHARGE	\$ ANNUAL MINIMUM FEE PER/BUILDING
AKAM Associates	36	23	2,700	Yes	175	30	32	2	NR	NR	NR	NR
Alexander Wolf & Company	55	5	868	Yes	32	3	11	AR	AR	No	NC	NC
The Andrews Organization	31	17	NR	No	90	24	34	1	NR	No	NR	NR
Argo Real Estate	66	4	163	No	70	11	5	1	4	Yes	NR	\$40,000
Away Realty Management	17	4	142	Yes	15	5	4	1	NR	No	NC	NC
Buchbinder & Warren	60+	0	NR	No	33	7	7	AR	2	Yes	Mixture of both	
CFA Management	34	2	20	NR	8	NR	NR	NR	NR	Yes	Mixture of both	
Delkap Management	25	7	500	Yes	13	4	1	1	AR	Yes	Mixture of both	
Douglas Elliman Property Management	107	15	762	Yes	278	25	35	2	AR	Yes	NR	\$30,000
EBMG	22	16	800	Yes	32	5	9	1	4	Yes	NR	\$24,000
Einsidler Management	50+	NR	NR	Yes	35+	11	7	1	AR	NR	Mixture of both	
The Ferrara Management Group	5	8	354	Yes	28	6	8	1	AR	No	NC	NC
Finger Management	11	7	194	Yes	20	3	6	AR	AR	Yes	\$350	\$18,000
FirstService Residential	32	NR	NR	No	400	83	77	1	4	No	NC	NC
Garthchester Realty	37	5	400	Yes	30	5	7	2	AR	Yes	Per unit	NR
Gramatan Management	29	4	210	Yes	21	1	9	2	AR	Yes	\$300	\$15,000
Grogan & Associates	31	2	100	Yes	11	NR	NR	1	3	Yes	\$2,100	\$25,000
Gumley Haft	30	NR	NR	Yes	50	7	6	1	AR	No	NR	NR
H.S.C. Management	42	9	262	No	33	4	11	1	4	Yes	Per unit	NR
Hoffman Management	30	3	300	Yes	15	NR	6	NR	NR	No	NR	NR
Impact Real Estate Management	21	86	5,100	No	23	5	8	1	4	No	NR	NR
Jordan Cooper	20+	4	NR	Yes	12	3	2	1	4	No	NC	NC
Kaled Management	96	2	260	Yes	40	2	3	2	NR	Yes	NR	\$36,000
Lovett Group	33	7	700	Yes	50	NR	NR	1	NR	Yes	Mixture of both	
Majestic Property Management	50	1	120	No	20	NR	3	1	4	Yes	\$25	\$1,000
Maxwell-Kates	32	12	420	Yes	101	19	26	AR	AR	Yes	NR	NR
MD Squared Property Group	4	13	408	Yes	18	3	6	1	4	Yes	NR	\$2,000
Merlot Management	20	0	NR	Yes	4	4	1	AR	AR	Yes	Mixture of both	
Midboro Management	55	12	1,218	Yes	71	20	11	1	AR	Yes	NR	\$42,000
New Bedford Management	33	6	346	No	45	11	8	1	4	No	NC	NC
Orsid Realty	63	9	637	Yes	78	8	24	1	NR	Yes	Mixture of both	
Plymouth Management Group	25	NR	NR	NR	7	NR	NR	NR	NR	NR	NR	NR
Prime Locations	30	5	473	No	26	5	6	2	NR	Yes	NR	\$24,000
RoseTerra Management	1	2	213	No	41	3	9	NR	4	Yes	NR	\$90,000
Rudd Realty	33	4	300	Yes	39	1	6	1	4	Yes	Mixture of both	
Sandberg Management	23	5	125	Yes	10	2	4	AR	2	Yes	NR	\$15,000
Sandra Greer R. E.	48	22	520	Yes	5	3	2	AR	AR	Yes	Mixture of both	
Siren Management	25	1	60	Yes	10	0	4	1	NR	Yes	Mixture of both	
Stillman Property Management	33	5	500	No	46	6	15	2	NR	Yes	Mixture of both	
Trion Real Estate Management	41	2	405	No	17	3	3	1	NR	Yes	NR	\$18,000
Tudor Realty Services	28	NR	NR	No	56	9	6	1	AR	Yes	NR	\$50,000
Vanderbilt Property Management	36	2	220	Yes	10	3	3	1	4	Yes	NR	\$20,000
Veritas Property Management	12	7	268	Yes	20	4	5	1	NR	Yes	NR	\$24,000

KEY: NR = No Response NC = No Charge AR = As Required

PROPERTY DETAILS

COMPANY	CO-OP/CONDO PROPERTIES MANAGED	BUILDING SIZE OF MANAGED CO-OP/CONDOS					LOCATION OF MANAGED CO-OPS/CONDOS										
		UNDER 30 UNITS	31 – 100 UNITS	101 – 200 UNITS	201 – 300 UNITS	OVER 300 UNITS	MANHATTAN	BROOKLYN	BRONX	QUEENS	STATEN ISLAND	WESTCHESTER	NASSAU	WESTERN SUFFOLK	EASTERN SUFFOLK	NEW JERSEY	OTHER REGION
AKAM Associates	225	16	56	81	44	28	201	9	NR	14	NR	NR	1	NR	NR	NR	NR
Alexander Wolf & Company	83	10	53	15	3	2	13	0	0	5	0	1	47	3	14	0	0
The Andrews Organization	408	184	207	12	5	0	372	22	0	0	14	0	0	0	0	0	0
Argo Real Estate	83	31	32	13	3	4	57	2	1	20	NR	3	NR	NR	NR	NR	NR
Away Realty Management	39	20	7	7	2	3	NR	32	NR	NR	5	NR	NR	NR	NR	1	NR
Buchbinder & Warren	NR	21	33	2	NR	NR	56	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
CFA Management	60	57	3	NR	NR	NR	60	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
Delkap Management	48	16	11	18	2	3	0	3	0	38	0	0	7	0	0	0	0
Douglas Elliman Property Management	346	72	143	75	29	27	293	9	4	32	0	2	2	2	1	1	NR
EBMG	92	33	38	20	1	NR	36	25	1	22	2	NR	6	NR	NR	NR	NR
Einsidler Management	72	14	45	5	5	3	0	2	0	2	0	0	50	18	0	0	0
The Ferrara Management Group	67	15	26	15	10	1	0	1	2	5	0	59	0	0	0	0	1
Finger Management	69	36	31	2	0	0	49	3	13	0	0	4	0	0	0	0	0
FirstService Residential	520	134	207	101	37	41	244	172	15	86	2	0	0	0	0	0	1
Garthchester Realty	66	9	34	18	5	0	0	0	10	6	0	50	0	0	0	0	0
Gramatan Management	75	13	47	13	1	1	NR	NR	6	NR	NR	69	NR	NR	NR	NR	NR
Grogan & Associates	23	NR	20	2	NR	1	23	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
Gumley Haft	64	11	36	15	1	1	61	2	NR	1	NR	NR	NR	NR	NR	NR	NR
H.S.C. Management	NR	113	2	5	1	0	106	21	19	4	NR	6	NR	NR	NR	NR	NR
Hoffman Management	60	2	27	12	4	3	60	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
Impact Real Estate Management	89	18	34	16	13	8	16	26	9	23	6	5	4	NR	NR	NR	NR
Jordan Cooper	50	20	20	8	2	NR	40	6	NR	2	NR	NR	NR	NR	NR	NR	NR
Kaled Management	27	1	15	6	4	1	2	NR	NR	22	NR	NR	2	NR	1	NR	NR
Lovett Group	NR	NR	NR	NR	NR	NR	20	5	2	60	NR	NR	NR	NR	NR	NR	NR
Majestic Property Management	13	1	9	2	NR	1	8	NR	NR	2	NR	NR	1	1	NR	NR	1
Maxwell-Kates	192	29	68	55	26	14	164	15	4	7	2	0	0	0	0	0	0
MD Squared Property Group	33	23	10	0	0	0	24	9	0	0	0	0	0	0	0	0	0
Merlot Management	28	10	18	NR	NR	NR	28	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
Midboro Management	115	12	67	17	10	9	105	1	3	6	0	0	0	0	0	0	0
New Bedford Management	151	59	73	16	2	1	87	47	7	9	1	NR	NR	NR	NR	NR	NR
Orsid Realty	143	11	77	38	9	8	118	2	2	20	NR	NR	1	NR	NR	NR	NR
Plymouth Management Group	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
Prime Locations	55	0	27	20	4	4	1	0	11	NR	NR	43	NR	NR	NR	NR	NR
RoseTerra Management	33	0	8	9	8	8	32	0	1	0	0	0	0	0	0	0	0
Rudd Realty	35	6	13	14	3	NR	35	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
Sandberg Management	74	55	19	NR	NR	NR	72	2	NR	NR	NR	NR	NR	NR	NR	NR	NR
Sandra Greer R. E.	NR	30	10	NR	NR	NR	39	1	NR	NR	NR	NR	NR	NR	NR	NR	NR
Siren Management	23	10	11	2	NR	NR	19	1	NR	NR	NR	NR	3	NR	NR	NR	NR
Stillman Property Management	NR	2	35	55	4	3	NR	NR	3	NR	NR	90	NR	NR	NR	NR	10
Trion Real Estate Management	22	6	10	5	2	NR	6	2	4	2	0	7	1	NR	NR	NR	NR
Tudor Realty Services	95	6	54	27	5	3	80	12	3	NR	NR	NR	NR	NR	NR	NR	NR
Vanderbilt Property Management	24	2	21	1	NR	NR	14	2	NR	6	NR	NR	2	NR	NR	NR	NR
Veritas Property Management	109	58	47	3	1	NR	72	3	33	1	NR	NR	NR	NR	NR	NR	NR

KEY: NR = No Response

MONEY MATTERS

COMPANY	CRIME INSURANCE	INTERNAL CONTROLS					PAYMENT OPTIONS FOR OWNERS			CHECK PAYMENTS MAILED TO	LOCKBOXES CHARGES		BANK CHARGES	
		TWO SIGNATURES ON BIG CHECKS	CAN DETECT FICTITIOUS PAYMENTS	RECONCILERS OF BANK STATEMENTS			CREDIT CARDS	ACH	CHECKS		INCLUDED IN MANAGEMENT FEE	BUILDING PAYS FOR LOCKBOX	INCLUDED IN MANAGEMENT FEE	BUILDING PAYS BANK CHARGES
				MAY NOT SIGN CHECKS	DON'T HANDLE DEPOSITS	NO ACCESS TO CHECK MACHINES								
AKAM Associates	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	BOX	NR	NR	NR	NR
Alexander Wolf & Company	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	BOX	•		NR	NR
The Andrews Organization	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	BOX		•		•
Argo Real Estate	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	BOX	•		•	
Away Realty Management	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	BOX	•			•
Buchbinder & Warren	Yes	No	Yes	Yes	Yes	Yes	NR	Yes	Yes	BOX		•		•
CFA Management	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
Delkap Management	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	OFFICE	NA	NA	•	
Douglas Elliman Property Management	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	BOX	•		•	
EBMG	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	BOX	•		•	
Einsidler Management	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	BOX	•		•	
The Ferrara Management Group	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	BOX	•		•	
Finger Management	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	OFFICE	NA	NA	•	
FirstService Residential	Yes	NR	Yes	Yes	Yes	Yes	Yes	Yes	Yes	BOX	•		•	
Garthchester Realty	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	BOX	•			•
Gramatan Management	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	BOX	•			•
Grogan & Associates	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	BOX	•			•
Gumley Haft	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	BOX	•			•
H.S.C. Management	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	OFFICE	NA	NA		•
Hoffman Management	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	BOX		•		•
Impact Real Estate Management	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	BOX	•		•	
Jordan Cooper	Yes	Yes	Yes	NR	Yes	Yes	Yes	Yes	Yes	OFFICE	•			•
Kaled Management	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	BOX	•		•	
Lovett Group	Yes	NR	NR	NR	NR	NR	Yes	Yes	Yes	BOX	•			•
Majestic Property Management	Yes	No	Yes	Yes	Yes	Yes	NR	Yes	Yes	OFFICE	NA	NA	•	
Maxwell-Kates	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	BOX		•		•
MD Squared Property Group	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	BOX	•		•	
Merlot Management	Yes	No	Yes	No	No	Yes	NR	NR	Yes	OFFICE	NA	NA		•
Midboro Management	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	BOX	•			•
New Bedford Management	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	BOX	•			•
Orsid Realty	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	BOX	•		•	
Plymouth Management Group	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
Prime Locations	Yes	No	Yes	Yes	Yes	NR	Yes	Yes	Yes	BOX	•			•
RoseTerra Management	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	BOX	•		•	
Rudd Realty	Yes	Yes	Yes	Yes	Yes	Yes	NR	Yes	Yes	BOX	•		•	
Sandberg Management	Yes	No	Yes	Yes	Yes	Yes	No	Yes	Yes	BOX		•		•
Sandra Greer R. E.	No	No	Yes	Yes	Yes	Yes	NR	NR	Yes	OFFICE	NA	NA		•
Siren Management	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	BOX	•		•	
Stillman Property Management	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	BOX	•		•	
Trion Real Estate Management	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	BOX	•			•
Tudor Realty Services	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	BOX	•		•	
Vanderbilt Property Management	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	BOX	•		•	
Veritas Property Management	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	BOX	•		•	

KEY: BOX = Bank lock box OFFICE = Management office NR = No response NA = Not applicable

ANCILLARY FEES

COMPANY	APARTMENT PURCHASE AND REFINANCE FEES									SUBLET AND ALTERATIONS FEES		
	SALES APPLICATION	CREDIT REPORT	TRANSFER FEE FOR NAME CHANGE	PURCHASER FINANCING FEE	OWNER REFINANCE FEE	BACKGROUND CHECK	LOST STOCK AND LEASE	POWER OF ATTORNEY	APARTMENT CLOSING FEES	SUBLET APPLICATION FEE	MINOR ALTERATION PLAN FEE	MAJOR ALTERATION PLAN FEE
AKAM Associates	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
Alexander Wolf & Company	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
The Andrews Organization	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
Argo Real Estate	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
Away Realty Management	\$500	\$75	\$500	\$500	\$500	\$75	\$500	NR	NR	\$250	NR	NR
Buchbinder & Warren	\$250	\$50	\$800	A*	B*	NR	NR	NR	\$800	\$350	NR	\$500
CFA Management	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
Delkap Management	\$500	\$70	\$100	INC	\$100	\$70	\$100	TBD	Varies	\$350	\$200	\$300
Douglas Elliman Property Management	NR	NR	NR	NR	NR	NR	NR	NR	NR	\$200	NR	NR
EBMG	\$550	\$100	\$550	\$350	\$350	\$200	\$300	\$200	\$600	\$350	\$0	\$350
Einsidler Management	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
The Ferrara Management Group	\$350	\$125	\$550	NR	\$150	INC•	\$150	\$150	NR	\$350	\$125	\$350
Finger Management	\$350	\$100	Varies	Varies	\$150+	\$100+	Varies	\$250	Varies	\$350	NR	\$350
FirstService Residential	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
Garthchester Realty	\$400-500	\$25	\$650-750	NR	\$50-150	\$125	\$300	NA	\$650	\$400-500	\$0	\$300
Gramatan Management	\$350	\$50	NR	\$100	\$100	\$50	NR	NR	NR	\$350	NR	\$150
Grogan & Associates	\$500	\$150	\$650	\$350	\$450	\$250	\$450	\$400	\$750	\$450	\$500	\$1,500
Gumley Haft	NR	NR	NR	NR	NR	NR	NR	NR	NR	Varies	Varies	Varies
H.S.C. Management	\$100+	\$25+	Vendor	\$100+	\$100+	\$100+	Vendor	\$0	Vendor	\$100+	\$100+	\$100+
Hoffman Management	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
Impact Real Estate Management	\$400	INC+	\$750	\$400	\$350	INC	\$500	\$300	\$900	\$350	NR	\$750
Jordan Cooper	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
Kaled Management	\$600	\$150	\$400	\$200	\$200	NR	\$500	NR	\$600	\$600	\$500	\$500
Lovett Group	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
Majestic Property Management	\$350	\$75	\$350	\$200	\$200	75	\$150	NR	NR	\$350	NR	NR
Maxwell-Kates	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
MD Squared Property Group	Varies	Varies	Varies	Varies	Varies	Varies	\$400	NR	Varies	Varies	Varies	Varies
Merlot Management	\$500	\$35	\$350	\$350	\$350	\$35	\$350	\$0	\$700	\$400	\$0	\$250
Midboro Management	\$500	\$110	\$500	\$300	\$350	110	\$200	\$100	\$750	\$350	\$0	\$500
New Bedford Management	\$650	\$125	\$150	\$75	\$250	\$75	\$300	\$0	\$750	\$250	\$300	\$500
Orsid Realty	\$700	\$50	\$400	\$400	\$150-400	\$50	500	\$150	\$600	\$400	\$200-500	\$1,000
Plymouth Management Group	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
Prime Locations	\$500	INC+	\$700	\$275	\$275	INC	\$250	\$100	\$700	\$500	\$175	\$500
RoseTerra Management	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
Rudd Realty	\$700	\$100	\$300	\$500	\$300	\$125	\$150	\$150	\$600-750	\$400	\$600	\$1/SQ FT
Sandberg Management	\$350	\$50	\$500	\$150	\$150	\$100	\$500	none	750	\$350	\$0	\$350
Sandra Greer R. E.	\$500	\$100	\$825	\$300	\$300	\$100	\$400	\$250	\$825	\$250-450	\$250	\$500+
Siren Management	\$500	\$150	\$350	\$150	\$150	\$25	\$250	NA	\$700	\$450	NA	\$500
Stillman Property Management	\$300	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$500	\$250	\$150	\$150
Trion Real Estate Management	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
Tudor Realty Services	\$750	INC+	\$750	\$300	\$300	INC+	\$400	\$200	\$750	\$600	\$250	\$250+
Vanderbilt Property Management	\$500	\$25	\$600	\$500	\$300	\$100	\$250	\$300	\$300	\$500	\$250	\$500
Veritas Property Management	\$300	\$75	\$500	\$100	\$100	NR	NR	NR	NR	\$250	NR	\$300

KEY: NA = Not Applicable NC = No Charge NR = No Response BNK = Bank Charge BD SETS = Fee is Set by the Board Vendor = Performed by others
 INC+ = Included in Sales Application Fee + \$50 each additional applicant INC• = Included in Credit Report Fee INC = Included in Application Fee
 A* = \$150/questionnaire + \$250/recognition agreement B* = \$250 recognition agreement SQ FT = Typically \$1.00 per square foot

DIGITAL CAPABILITIES

COMPANY	WEB PURPOSE	WEBSITE CAPABILITIES						NEWSLETTERS	SOCIAL MEDIA			
		CLIENT LOGIN	PAYMENT PORTAL	BLDG DOCS & FORMS	FINANCIAL INFO (HISTORICAL)	FINANCIAL INFO (CURRENT)	STAFF DIR & CONTACT INFO		FACEBOOK	TWITTER	LINKEDIN	INSTAGRAM
AKAM Associates	B&P	Boards	Residents	NOFF	Boards	Boards	Residents	Residents	Yes	Yes	Yes	Yes
Alexander Wolf & Company	B&P	Boards	Res/Bds	Boards	NOFF	Boards	Res/Bds	NOFF	Yes	No	Yes	No
The Andrews Organization	B&P	NR	NR	NR	NR	NR	NR	NR	Yes	NR	NR	NR
Argo Real Estate	B&P	Res/Bds	Res/Bds	Res/Bds	Boards	Boards	Res/Bds	Res/Bds	Yes	Yes	Yes	Yes
Awaye Realty Management	B&P	Res/Bds	Res/Bds	Res/Bds	Boards	NOFF	Res/Bds	Res/Bds	Yes	Yes	Yes	Yes
Buchbinder & Warren	Branding	NR	NR	NR	NR	NR	NR	NR	No	No	No	No
CFA Management	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
Delkap Management	B&P	NOFF	Residents	NOFF	NOFF	NOFF	Residents	NOFF	No	No	No	No
Douglas Elliman Property Management	B&P	NOFF	Res/Bds	Res/Bds	Boards	Boards	Res/Bds	Res/Bds	Yes	Yes	Yes	Yes
EBMG	B&P	Residents	Residents	Residents	Residents	Boards	Residents	Residents	Yes	Yes	Yes	Yes
Einsidler Management	Branding	NOFF	Res/Bds	NOFF	NOFF	NOFF	NOFF	Residents	Yes	No	Yes	No
The Ferrara Management Group	B&P	Res/Bds	Res/Bds	Res/Bds	Res/Bds	Res/Bds	Res/Bds	Res/Bds	No	No	No	No
Finger Management	B&P	Residents	Res/Bds	Boards	Res/Bds	Res/Bds	Res/Bds	NR	Yes	No	No	No
FirstService Residential	B&P	NR	NR	NR	NR	NR	NR	NR	Yes	Yes	Yes	No
Garthchester Realty	B&P	Residents	Residents	Res/Bds	Res/Bds	Boards	Res/Bds	Res/Bds	Yes	Yes	Yes	No
Gramatan Management	B&P	NOFF	Residents	Res/Bds	Res/Bds	NOFF	Res/Bds	NOFF	No	Yes	No	No
Grogan & Associates	B&P	Res/Bds	Res/Bds	Res/Bds	Res/Bds	Res/Bds	Residents	NR	Yes	Yes	Yes	Yes
Gumley Haft	Branding	Residents	Residents	NOFF	NOFF	NOFF	Residents	NOFF	Yes	Yes	Yes	No
H.S.C. Management	B&P	Res/Bds	Res/Bds	NOFF	NOFF	NOFF	NOFF	NOFF	Yes	No	Yes	Yes
Hoffman Managment	B&P	Residents	Residents	Residents	Residents	Residents	Residents	NR	No	No	No	No
Impact Real Estate Management	NR	Res/Bds	Res/Bds	Res/Bds	Res/Bds	Res/Bds	Res/Bds	Res/Bds	Yes	Yes	Yes	Yes
Jordan Cooper	Branding	NOFF	Res/Bds	Residents	Residents	Residents	NOFF	Residents	No	No	No	No
Kaled Management	B&P	Boards	NOFF	Residents	Residents	NOFF	Residents	NOFF	No	No	No	No
Lovett Group	B&P	Residents	Residents	Residents	NR	NR	Residents	NR	No	No	No	No
Majestic Property Management	B&P	Res/Bds	Residents	Residents	Residents	Residents	NR	NR	No	No	No	No
Maxwell-Kates	B&P	Res/Bds	Res/Bds	Res/Bds	Res/Bds	Res/Bds	Res/Bds	Res/Bds	Yes	Yes	Yes	Yes
MD Squared Property Group	B&P	Residents	Residents	Residents	Residents	Boards	Residents	Residents	Yes	Yes	Yes	Yes
Merlot Management	Branding	NOFF	NOFF	NOFF	NOFF	NOFF	Res/Bds	NOFF	No	No	No	No
Midboro Management	B&P	Res/Bds	Res/Bds	Res/Bds	Res/Bds	Res/Bds	Res/Bds	Res/Bds	Yes	Yes	Yes	Yes
New Bedford Management	B&P	Res/Bds	Res/Bds	Res/Bds	Res/Bds	Boards	Res/Bds	Res/Bds	Yes	No	No	No
Orsid Realty	B&P	Res/Bds	Res/Bds	Res/Bds	Res/Bds	NOFF	Res/Bds	NOFF	No	No	No	No
Plymouth Management Group	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
Prime Locations	B&P	Res/Bds	Res/Bds	Res/Bds	Res/Bds	Boards	NR	NR	No	No	Yes	No
RoseTerra Management	Branding	NR	NR	NR	NR	NR	NR	NR	No	No	No	No
Rudd Realty	B&P	Residents	Residents	Residents	Residents	Residents	Residents	Residents	No	No	No	No
Sandberg Management	Branding	NOFF	NOFF	NOFF	NOFF	NOFF	NOFF	NOFF	No	No	No	No
Sandra Greer R. E.	Branding	NOFF	NOFF	NOFF	NOFF	NOFF	Res/Bds	NOFF	No	No	No	No
Siren Management	B&P	Boards	NOFF	NOFF	NOFF	Boards	NOFF	Residents	No	No	No	No
Stillman Property Management	B&P	Residents	Residents	Residents	Boards	Boards	Residents	NR	Yes	No	Yes	No
Trion Real Estate Management	B&P	NR	Residents	NR	Res/Bds	NR	Res/Bds	NR	Yes	Yes	Yes	Yes
Tudor Realty Services	B&P	Res/Bds	Res/Bds	Res/Bds	Res/Bds	Boards	Res/Bds	Res/Bds	Yes	No	Yes	Yes
Vanderbilt Property Management	B&P	Res/Bds	Residents	Residents	Residents	Residents	Residents	Residents	Yes	Yes	Yes	Yes
Veritas Property Management	B&P	Res/Bds	Res/Bds	Res/Bds	Boards	Boards	Res/Bds	Res/Bds	No	Yes	No	No

KEY: B&P = Company branding and web portal for residents and boards NOFF = Not offered Res & Boards = Residents & board directors NR = No response

COMPLIANCE AND ENERGY

COMPANY	COMPLIANCE ISSUES		FILING CHARGES								PROJECT MANAGEMENT SERVICES	ADDITIONAL FEE FOR PROJECT MANAGEMENT	ENERGY PROCUREMENT	
	COMPLIANCE DEPARTMENT	METHOD USED TO MONITOR COMPLIANCE	1098 FORMS	SMOKE DETECTOR NOTICES	WINDOW GUARD NOTICES	FIRE SAFETY PLAN NOTICES	LEAD PAINT NOTICES	CARBON MONOXIDE DETECTOR NOTICES	LL84-ENERGY BENCHMARKING	REAL ESTATE ABATEMENT			CONTRACT WITH OUTSIDE COMPANY TO BUY ENERGY	MANAGEMENT STAFF BUYS ENERGY
AKAM Associates	Yes	AS	PUC	INC	PUC	PUC	PUC	INC	ADD	PUC	Yes	SB	No	Yes
Alexander Wolf & Company	PM	PS	PUC	Vendor+	Vendor+	PBC	Vendor+	PBC	Vendor+	PBC	Yes	SB	Yes	No
The Andrews Organization	Yes	NR	NR	NR	NR	NR	NR	NR	NR	NR	Yes	NR	No	NR
Argo Real Estate	Yes	AS	PUC	INC	PUC	PUC	PUC	INC	NR	PUC	Yes	%Job Cost	Yes	Yes
Away Realty Management	Yes	AS	PUC	PUC	PUC	PUC	PUC	PUC	PUC	PUC	Yes	%Job Cost	Yes	UC
Buchbinder & Warren	Yes	AS	ADD	Vendor+	Vendor+	Vendor+	Vendor+	Vendor+	PBC	ADD	No	A*	No	Yes
CFA Management	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
Delkap Management	Yes	PS	PUC	PUC	PUC	PUC	PUC	PUC	NR	PUC	Yes	NR	Yes	No
Douglas Elliman Property Management	Yes	AS	PUC	INC	PUC	PUC	PUC	INC	ADD	PUC	No	NR	Yes	Yes
EBMG	Yes	AS	PUC	ADD	ADD	ADD	ADD	ADD	ADD	PUC	Yes	SB	Yes	UC
Einsidler Management	PM	PS	PUC	NR	PUC	PUC	PBC	PUC	Vendor+	Vendor+	Yes	SB	Yes	No
The Ferrara Management Group	Yes	AS	Vendor+	Vendor+	Vendor+	Vendor+	Vendor+	Vendor+	ADD	INC	Yes	SB	Yes	Yes
Finger Management	Yes	AS	Vendor+	Vendor+	Vendor+	Vendor+	Vendor+	Vendor+	Vendor+	Vendor+	Yes	%Job Cost	Yes	No
FirstService Residential	Yes	AS	NR	NR	NR	NR	NR	NR	NR	NR	Yes	NR	No	Yes
Garthchester Realty	PM	AS	ADD	ADD	ADD	ADD	ADD	ADD	ADD	ADD	Yes	SB	Yes	Yes
Gramatan Management	PM	NR	PUC	INC	INC	INC	INC	INC	Vendor+	PUC	Yes	SB	No	No
Grogan & Associates	PM	AS	NR	NR	NR	NR	NR	NR	NR	NR	Yes	SB	Yes	No
Gumley Haft	Yes	AS	PUC	PUC	ADD	ADD	ADD	PUC	Vendor+	PUC	Yes	SB	Yes	No
H.S.C. Management	Yes	AS	Vendor+	PBC	PBC	PBC	PBC	PBC	PBC	INC	No	NR	Yes	No
Hoffman Management	Yes	AS	NR	NR	NR	NR	NR	NR	NR	NR	No	NR	Yes	Yes
Impact Real Estate Management	Yes	AS	PUC	PUC	PUC	PUC	PUC	PUC	Vendor+	PBC	Yes	INC	Yes	Yes
Jordan Cooper	PM	AS	PBC	PBC	PBC	PBC	PBC	PBC	Vendor+	INC	Yes	SB	No	Yes
Kaled Management	Yes	AS	ADD	ADD	ADD	ADD	ADD	ADD	Vendor+	ADD	Yes	%Job Cost	No	Yes
Lovett Group	Yes	AS	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	Yes	NR
Majestic Property Management	Yes	AS	NR	PUC	PUC	PUC	PUC	PUC	Vendor+	INC	Yes	%Job Cost	No	No
Maxwell-Kates	Yes	AS	PUC	PUC	PUC	PUC	PUC	PUC	ADD	PUC	No	NR	Yes	Yes
MD Squared Property Group	Yes	AS	INC	INC	INC	INC	INC	INC	PBC	INC	Yes	%Job Cost	Yes	No
Merlot Management	PM	PS	INC	Vendor+	Vendor+	Vendor+	Vendor+	Vendor+	Vendor+	INC	No	NR	Yes	No
Midboro Management	Yes	AS	Vendor+	Vendor+	Vendor+	Vendor+	Vendor+	Vendor+	PBC	PUC	Yes	SB	Yes	Yes
New Bedford Management	Yes	AS	PUC	PUC	PUC	PUC	PUC	PUC	PBC	PBC	Yes	%Job Cost	Yes	No
Orsid Realty	Yes	AS	PUC	PUC	PUC	PUC	PUC	PUC	PBC	PUC	Yes	SB	Yes	Yes
Plymouth Management Group	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
Prime Locations	PM	PS	PUC	Vendor+	Vendor+	Vendor+	Vendor+	Vendor+	Vendor+	PUC	Yes	SB	Yes	NR
RoseTerra Management	Yes	AS	Vendor+	INC	INC	INC	INC	INC	INC	INC	Yes	SB	Yes	No
Rudd Realty	PM	AS	PUC	PUC	PUC	PUC	PUC	PUC	ADD	INC	Yes	%Job Cost	Yes	Yes
Sandberg Management	Yes	AS	NR	NR	NR	NR	NR	NR	NR	NR	No	NR	Yes	No
Sandra Greer R. E.	Yes	NR	Vendor+	Vendor+	Vendor+	Vendor+	Vendor+	Vendor+	Vendor+	PUC	Yes	%Job Cost	UC	UC
Siren Management	PM	PS	Vendor+	Vendor+	Vendor+	Vendor+	Vendor+	Vendor+	Vendor+	INC	No	NR	UC	No
Stillman Property Management	Yes	PS	Vendor+	Vendor+	Vendor+	Vendor+	Vendor+	Vendor+	Vendor+	Vendor+	Yes	SB	Yes	UC
Trion Real Estate Management	Yes	AS	PUC	PUC	PUC	PUC	PUC	PUC	ADD	ADD	Yes	%Job Cost	Yes	Yes
Tudor Realty Services	Yes	NR	ADD	INC	PUC	PUC	PUC	INC	INC	INC	Yes	NC	NR	Yes
Vanderbilt Property Management	PM	AS	PUC	Vendor+	Vendor+	Vendor+	Vendor+	Vendor+	INC	INC	Yes	%Job Cost	No	No
Veritas Property Management	Yes	AS	PUC	Vendor+	Vendor+	Vendor+	Vendor+	Vendor+	PUC	INC	Yes	SB	No	Yes

KEY: Abbreviations for Compliance AS = Automation Software PS = Proprietary Software NR = No Response PM = No, each property manager is responsible for their portfolio
Abbreviations for Filing Charges PUC = Per unit charge INC = Included in management fee ADD = Additional Flat Fee Vendor+ = Vendor + administration fee NR = No Response PBC = Per Building Charge
Abbreviations for Project Management SB = Billed separately, depending on job size and scale %Job Cost = Percentage of job cost NR = No Response NC = No Additional Charge
A = Construction administration only
Abbreviation for Energy Procurement UC = Under Consideration