

# 2015 Business of Management

A who's who and what's what of the management business, this annual survey is an essential guide to the management landscape in New York today. Size, technology, staffing and fees offer insight into what your building will pay to be managed by a professional firm.

## ALL OVER THE MAP: WHO'S MANAGING WHAT AND WHERE

2015

COMPANY	BUSINESS PROFILE						ADDED		LOST/RESIGNED PROPERTIES	PROPERTIES BY SIZE					LOCATION OF PROPERTIES					
	YEARS IN BUSINESS	PROPERTIES	UNITS	RESIDENTIAL RENTAL PROPERTIES	COMMERCIAL PROPERTIES	MANAGES OWN RESIDENTIAL PROPERTIES	PROPERTIES	UNITS		UNDER 30 UNITS	31-100 UNITS	101-200 UNITS	201-300 UNITS	OVER 300 UNITS	MANHATTAN	BROOKLYN	THE BRONX	QUEENS	STATEN ISLAND	OTHER METRO AREAS
AKAM Associates	32	148	27,000	0	0	No	12	2,500	1	12	34	36	36	30	131	8	0	9	0	0
Alexander Wolf & Company	51	86	6,721	6	0	No	7	462	3	13	52	18	2	1	13			7		64
All Area Realty Services	32	85	7,400	0	0	No	12	2,100	4		36	18	8	12	18	7	4	52		4
Andrews Organization	28	348	10,000	12	0	Yes	10	368	3	125	217	18	0	0	348	12	0	0	0	0
Argo Real Estate	64	80	9,300	12		Yes	2		1					59		2	18		1	
Awake Realty Management	25	26	1,038	1	0	No	2	148	2	18	3	5		1	25					
Blue Woods Management	20	45	3,600	45			3	125	1	8	20	13	3	1	38	1				6
Buchbinder & Warren	56	51	2,500	67	7	Yes	1	35	1	40	76	9	0	0	118	0	0	0	0	0
Century Management Services	43	75	11,000	17	0	No	10	2,000	2	10	25	36	10	11	57	14	8	12		1
CFA Management	30	55	1,000	5	0	No	0	0	1	47	7	0	0	0	55					
Delkap Management	21	48	4,000	1	0	No	2	160	3	16	12	16	1	4	0	4	0	37	0	7
Einsidler Management	NA																			
Excel Bradshaw Management Group	19	41	3,000	1	0	No	3	80	2	15	16	10		12	10	2	10	2	5	
Fairfield Properties	40	67	7,665	75	12	All	3	408	1	0	35	18	11	3				2		65
Ferrara Management Group	1	21	1,760	0	0	No	8	446	0	2	12	2	0	1	0	0	2	1	18	0
Finger Management	8	45	1,525	14	11	No	5	160	1	19	26	0	0	0	31	1	13	0	0	0
FirstService Residential	29	524	78,000	100		No				144	161	115	40	64	253	128	25	69	42	7
Garthchester Realty	33	55	5,500	1	0	No	2	60	1	5	29	18	3	0	0	0	10	0	0	45
Gramatan Management	26	67	6,500	8	2	No	6	550	3	11	37	16	0	3			4			63
HSC Management	37	116	4,015	31	2	Yes	5	650	1	93	16	5	2		82	10	20			4
Impact Real Estate Management	18	82	5,200	6	2	No	12	1,100	2	15	34	19	8	6	14	21	6	26	7	8
Jordan Cooper & Associates	18	45	3,000	6	4	Yes*	9	120	1	18	17	6	2		41	4				2
Kaled Management	92	32	3,517	27	3	Yes	0		1	1	19	9	3	1	2	0	0	27	0	3
KW Property Management & Consulting	10	175	55,000	22	10	No	21	6,000	4	0	10	18	70	77	1	8	0	2	0	164
Lovett Group	29	71	12,300	4		No	5								20	4	1	46		
Majestic Property Management	40	11	1,200	5	140	Yes	1	28	0	1	8	1	0	1	5	0	0	2		4
Maxwell-Kates	28	163	15,825				12	972	2	22	59	48	23	11	145	11	2	5		
Merlot Management	16	35	750	1	0	No	2	30	2	29	6			35						
MGRE	34	42	6,500	74	20	Yes	1	143	1	0	12	16	8	6	14	4	2	17	1	5
Midboro Management	51	103	10,000	4	6	No	6	963	1	18	59	13	7	6	91	2	2	5	0	3
NAI Long Island	33	28	3,500	9	19	No	3	400	1	4	12	6	4	2				2		26
New Bedford Management	29	110	7,500	17	10	No	9	1,000	4	24	83	18	4	6	55	50	13	16	1	0
Newgent Management	5	7	300	500	23	Yes	9	230	3	0	2	3	0	0	1	2	1	1	0	0
Orsid Realty	59	107	12,400	46	0	No	4	600	0	6	61	27	5	8	91	2	2	12		
Pride Property Management	22	36	4,255							1	13	17	4	1	32	3	1			
Rudd Realty Management	30	35	6,000	30	4	Yes	2	75	2	4	15	13	3	0	35					
SAM Management	25	49	4,317	13	0		1	7	0	13	16	16	2	3	49					
Sandberg Management	20	64	1,318	64	0	No	5	106	1	53	11				61	2				1
Sandra Greer Real Estate	44	20	450	23	30	No			1	17	3				42	1				
Siren Management	21	23	1,700	11	1	No	1	8	1	9	12	2	0	0	19	1		1		3
Stillman Property Management	36+	100	10,000	97	3	Yes	8	800	3	5	50	35	6	4		1	5			93
Tudor Realty Services	24	98	11,790	0	0	No	3	407		5	55	26	7	5	82	13	3			
Vanderbilt Property Management	30	21	1,345	21	0	Yes	1	52	0	0	21				13			5		3
Veritas Property Management	8	82	3,300	12	0	No	12	483	4	43	35	3	1	0	50	1	30	1		
Vintage Real Estate Services	17	17	2,180	2	0	No	0		0	3	9	2	1	2	12	2	2	1		
Weber-Fahat Realty Management	28	23	546	21	2	No	2	60	0	27	6	0	0	0	23					

\* Individual units

# THE COST OF EXPERTISE: FEES AND EXTRA CHARGES

COMPANY	MANAGEMENT FEES			BANK CHARGES				FILINGS			PROJECT MANAGEMENT	
	MINIMUM FEE	ANNUAL MINIMUM PER BUILDING	MONTHLY MINIMUM PER BUILDING	LOCK BOXES		BUILDING CHECKING ACCOUNT		PER UNIT CHARGE	INCLUDED IN MANAGEMENT FEE	ADDITIONAL FLAT FEE	FEE CHARGED	FEE METHOD
				BUILDING PAYS	INCLUDED IN MANAGEMENT FEE	BUILDING PAYS	INCLUDED IN MANAGEMENT FEE					
AKAM Associates	None							A C D E	B F	G	Yes	Sliding scale
Alexander Wolf & Company	None				•	•		A B C D E F G			Yes	Sliding scale
All Area Realty Services	Monthly	\$300-350			•		•	A B C D E F		G	Yes	% of job cost
Andrews Organization	None										Yes	% of job cost
Argo Real Estate	Annual	\$40,000			•		•	A C D E	B F	G	Yes	% of job cost
Away Realty Management	None			•		•		C D E	A B F	G	Yes	% of job cost
Blue Woods Management	Annual	\$20,000			•		•	A B C D E			No	
Buchbinder & Warren	Annual	\$35,000			•	•		A B C D E F		G	Yes	% of job cost
Century Management Services	None				•	•		A C D E G	B F		Yes	
CFA Management	Annual	\$16,000				•		A		B C D E F G	No	
Delkap Management	Annual	TBD	TBD				•	A	B C D E F	G	No	
Einsidler Management	Annual	\$15,000			•		•	A			Yes	Sliding scale
Excel Bradshaw Management Group	Annual	\$22,000		•		•		A B C D E F			No	
Fairfield Properties	Annual	\$27,500			•	•	•	A	B C D E F	G	Yes	Sliding scale
Ferrara Management Group	None				•		•	A B C D E F	G		Yes	Sliding scale
Finger Management	Annual	\$14,400						D			Yes	Sliding scale
FirstService Residential	None							A B C D E F		G	Yes	Sliding scale
Garthchester Realty	Annual	\$24,000			•	•			B C D E F	A G	Yes	Sliding scale
Gramatan Management	Monthly		\$325		•	•		A	B C D E F G		Yes	Sliding scale
HSC Management	None					•		B C D E F G	A			
Impact Real Estate Management	None				•		•	A B C D E F		G	No	
Jordan Cooper & Associates	None			•		•		A B C D E F G			No	
Kaled Management	Annual	\$33,000			•	•				A B C D E F G	Yes	% of job cost
KW Property Management & Consulting	Annual	\$42,000			•	•		A B C D E F			Yes	Sliding scale
Lovett Group	Annual	\$28,000			•	•		A B C D E		G	Yes	Sliding scale
Majestic Property Management	None						•		A B C D E F G		Yes	% of job cost
Maxwell-Kates	None			•		•		A B C E F		D G	No	
Merlot Management	Annual	\$7,200				•			A	B C D E F G	No	
MGRE	Annual	\$42,500	\$425		•		•	A B C D E F		G	Yes	Sliding scale
Midboro Management	Annual	\$36,000			•	•		A B C D E F G			Yes	Sliding scale
NAI Long Island	Annual	\$20,000			•	•		A B C D E F G			Yes	% of job cost
New Bedford Management	Annual	\$1,500		•		•		A B C D E F G		A B C D E F G	Yes	% of job cost
Newgent Management	Annual, Monthly	\$6,000	\$500	•	•	•	•	B C D E F G	A		Yes	% of job cost
Orsid Realty	Annual	\$45,000			•	•	•	A B C D E F G			Yes	Sliding scale
Pride Property Management	Annual	\$25,000			•	•			A B C D E F	G	No	
Rudd Realty Management	Annual	\$36,000			•		•			A B C D E F G		
SAM Management	None				•	•		A		B C D E F	No	
Sandberg Management	Annual	\$9,600			•	•		A		B C D E F G	No	
Sandra Greer Real Estate	Annual	\$18,000				•		A B C D E F		G	Yes	Sliding scale
Siren Management	Annual	\$15,000			•		•	C D E	A B F G		No	
Stillman Property Management	Annual	\$20,000			•	•		A D	B C E F	G	Yes	% of job cost
Tudor Realty Services	Annual	\$45,000			•		•	A B C D E F	G		No	
Vanderbilt Property Management	Annual, Monthly	\$18,000	\$1,500		•		•	A G	B C D E F		No	
Veritas Property Management	Annual	\$18,000			•		•	A	B F	C D E G	Yes	Sliding scale
Vintage Real Estate Services	Annual	\$20,000		•		•		A B C D E F			No	
Weber-Farhat Realty Management	Annual	\$9,000				•		A B C D E F G			No	

Key:  
A = 1098 Forms  
B = Smoke Detector  
C = Window Guard Notification Letters  
D = Fire Safety Plan Notices  
E = Lead Paint Notices  
F = Carbon Monoxide Detector Notices  
G = Energy Benchmarking

# PROFILES: MANAGER SALARIES, GENDER, AND OTHER STATS

2015

COMPANY	PERSONNEL						COMPENSATION & BENEFITS		
	PRINCIPAL MANAGERS	FULL-TIME EMPLOYEES	FEMALE MANAGERS	MALE MANAGERS	HIRED	FIRED	ENTRY-LEVEL SALARY RANGE	SENIOR-LEVEL SALARY RANGE	EMPLOYEE BENEFITS
AKAM Associates	Yes	132	18	25	5	0	\$56-75K	\$96-130K	A B C D E G
Alexander Wolf & Company	Yes	27	3	7	1	2	\$36-55K	\$66-95K	A B E F G H
All Area Realty Services	No	26	4	12	3	2	\$36-55K	\$66-95K	A E H
Andrews Organization	No	72							
Argo Real Estate	No	83	10	6					A B D E F G
Away Realty Management	Yes	16	2	2	1	0	\$36-55K	\$66-95K	A B C
Blue Woods Management	Yes	16		7	2		\$36-55K	\$66-95K	A B D E
Buchbinder & Warren	No	38	9	4	1	1	\$76-95K	\$66-95K	A C D E
Century Management Services	Yes	48	3	11	3	1	\$36-55K	\$131-150K	A B C D E F G H
CFA Management	Yes	8	3	1	0	0	\$36-55K	\$96-130K	A B E
Delkap Management	Yes	15	4	1	0	1	\$36-55K	\$66-95K	B E G
Einsidler Management	Yes						Varies		A B E H
Excel Bradshaw Management Group	Yes	20	1	7	0	0	\$56-75K	\$96-130K	A E F
Fairfield Properties	Yes	260	15	10	2		\$76-95K	\$131-150K	A B C D E F G H I
Ferrara Management Group	Yes	7	3	1	1	0	\$36-55K	\$66-95K	A B F G
Finger Management	Yes	14	2	5	1	0	\$36-55K	\$46-65K	A B E I
FirstService Residential	No	409	78	74			\$56-75K	\$131-150K	A B C D E G
Garthchester Realty	Yes	24	2	6	1	0	\$56-75K	\$96-130K	A B C E F I
Gramatan Management	Yes	18	1	9	1	1	\$36-55K	\$66-95K	A B D E G
HSC Management	Yes	29	3	8	2	0	\$36-55K	\$96-130K	A B E
Impact Real Estate Management	No	19	6	5	3	0	\$56-75K	\$66-95K	A E F G H
Jordan Cooper & Associates	Yes	14	1	3	2		\$56-75K	\$96-130K	A B D E F G H
Kaled Management	Yes	40	2	4	0	0	\$36-55K	\$66-95K	A B C D E F G H
KW Property Management & Consulting	Yes	900					\$56-75K	\$96-130K	A B C D E G
Lovett Group	Yes	50	4	8			\$36-55K	\$66-95K	A B C D E H
Majestic Property Management	No	20	1	2	0	0	\$56-75K	Over \$151K	A B C D E H
Maxwell-Kates	Yes	89	12	22	4		\$56-75K	Over \$151K	A B C D E F G H
Merlot Management	Yes	4	4	1	1	1	\$36-55K	\$66-95K	G
MGRE	Yes	30	2	10	0	0	\$56-75K	\$96-130K	A B E G I
Midboro Management	Yes	50	11	8	2				A B C D E F
NAI Long Island	No	26	3	5	0	0		\$66-95K	A C D E H
New Bedford Management	Yes	49					\$56-75K	\$66-95K	A B D E F
Newgent Management	No	8	1	2	2	0	\$36-55K	\$96-130K	
Orsid Realty	Yes	71	8	22	2	0	Varies	Varies	A B C D E F
Pride Property Management	Yes	13	2	5			\$36-55K	\$96-130K	A B D E F G H
Rudd Realty Management	Yes	46	1	7		1	\$56-75K	\$96-130K	A B C D E
SAM Management	Yes	15	0	4	1	1	\$56-75K	Over \$151K	
Sandberg Management	Yes	9	4	2	1	1	\$56-75K	\$96-130K	A B D E
Sandra Greer Real Estate	Yes	5	3	2			\$36-55K	\$96-130K	D I
Siren Management	Yes	10	0	4	0	0	\$56-75K	\$131-150K	A C E G I
Stillman Property Management	Yes	56	10	17	2	1	\$56-75K	\$66-95K	A C D E I
Tudor Realty Services	No	56	7	10	1	0	\$36-55K	\$96-130K	A B C D E
Vanderbilt Property Management	Yes	10	7	3	1	0	\$56-75K	\$66-95K	A B D E I
Veritas Property Management	Yes	17	3	5	1	1	\$36-55K	\$66-95K	A D E H I
Vintage Real Estate Services	Yes	7	2	3	0	0	\$56-75K	\$66-95K	A B D E
Weber-Farhat Realty Management	Yes	6	0	2	0	0		Over \$151K	

Key:  
A = Medical  
B = Retirement  
C = Life Insurance  
D = Disability Insurance  
E = Cell Phone/Data  
F = Tablet (iPad or Other)  
G = Comp Time  
H = Car  
I = Other

# COMMUNICATIONS: TOOLS AND TECHNOLOGY

COMPANY	TIME SPENT WITH CLIENTS						WEBSITE			
	PHONE	E-MAIL	TEXTING	FACE-TO-FACE	SITE VISITS PER WEEK	SITE VISITS PER MONTH	WEBSITE	PRIMARY USE	SPECIAL LOG-IN FOR RESIDENTS AND BOARDS	INFORMATION ACCESSIBLE UPON LOGIN
AKAM Associates	25%	40%	10%	25%	2, As Required	As Required	Yes	Company Branding, Brokerage	Yes	A B C D E
Alexander Wolf & Company	30%	40%	5%	30%	1, As Required	As Required	Yes	Company Branding	Yes	A B C
All Area Realty Services	25%	50%		25%	2	4	Yes	Company Branding, Brokerage	Yes	A B C D E
Andrews Organization					1	3				
Argo Real Estate	30%	60%	5%	5%	1, As Required	4, As Required	Yes	Company Branding, Brokerage	Yes	A C
Away Realty Management	25%	35%		15%	1	4	Yes	Company Branding, Brokerage	No	
Blue Woods Management	20%	70%		10%			Yes	Company Branding	Yes	A B D F
Buchbinder & Warren	30%	50%	5%	15%	As Required	2	Yes	Company Branding, Brokerage	Yes	A
Century Management Services	25%	60%	5%	10%	1, As Required	4	Yes	Company Branding, Brokerage	Yes	A B C D E
CFA Management	15%	55%	5%	25%	As Required	As Required	No			
Delkap Management	30%	50%	0%	20%	1		Yes	Company Branding	No	
Einsidler Management							Yes	Company Branding		F
Excel Bradshaw Management Group	10%	80%	5%	5%	1	4, As Required	Yes	Company Branding	Yes	A B C D E
Fairfield Properties	25%	50%	5%	20%	1, As Required	4, As Required	Yes	Company Branding, Brokerage	Yes	F
Ferrara Management Group	10-15%	60-70%	10-15%	20-25%	2	4, As Required	Yes	Company Branding	Yes	A B D E F
Finger Management	35%	50%	5%	10%	1, As Required		Yes	Company Branding, Brokerage	Yes	D F
FirstService Residential	35%	50%	0%	15%	1	4	Yes	Company Branding	Yes	A B C D E F
Garthchester Realty	20%	50%	10%	20%	1, As Required	As Required	Yes	Company Branding, Brokerage	No	
Gramatan Management	30%	45%	5%	20%	1	4	Yes	Company Branding	No	
HSC Management	25%	60%	5%	10%	1		Yes	Company Branding	Yes	F
Impact Real Estate Management	25%	30%	25%	20%	1	As Required	Yes	Company Branding, Brokerage	Yes	
Jordan Cooper & Associates	35%	40%	5%	20%	3	As Required	Yes	Company Branding	Yes	A B C D E
Kaled Management	25%	40%	5%	30%	2		Yes	Company Branding, Brokerage	Yes	A B C D
KW Property Management & Consulting	30%	40%	5%	25%	1	4	Yes	Company Branding	Yes	A B C D E F
Lovett Group	30%	60%	5%	5%	1		Yes	Company Branding	Yes	A
Majestic Property Management	10%	80%	0%	10%	1	As Required	Yes	Company Branding	Yes	F
Maxwell-Kates	20%	70%		10%	1-2		Yes	Company Branding	Yes	A B C D E
Merlot Management	15%	65%	5%	15%	As Required	As Required	Yes	Company Branding	No	
MGRE	25%	50%	0%	25%	2, As Required	4	Yes	Company Branding	Yes	A B C D E
Midboro Management	30%	50%		20%	1	4	Yes	Company Branding	Yes	A B C D E F
NAI Long Island	20%	15%	5%	5%	1		Yes	Company Branding	Yes	A B C D
New Bedford Management	40%	40%	1%	19%	1	4, As Required	Yes	Company Branding	Yes	A C
Newgent Management	40%	20%	10%	30%	1, As Required	4, As Required	Yes	Company Branding, Brokerage	Yes	A B C D
Orsid Realty	20%	60%	0%	20%	2	As Required	Yes	Company Branding, Brokerage	Yes	A B C D E F
Pride Property Management	5%	75%	5%	15%	1		Yes	Company Branding	Yes	A B C D E
Rudd Realty Management	30%	50%		20%	1	4	Yes	Company Branding, Brokerage	Yes	A B C D E
SAM Management	10%	75%	0%	15%			Yes		Yes	A B E
Sandberg Management	10%	80%	0%	10%	As Required	As Required	Yes	Company Branding	No	
Sandra Greer Real Estate	10%	40%	20%	30%	1		Yes	Company Branding, Brokerage	No	
Siren Management	10%	85%	3%	2%		3	Yes	Company Branding	Yes	C
Stillman Property Management	25%	50%		25%	2		Yes	Company Branding, Brokerage	Yes	A D
Tudor Realty Services	40%	40%		20%	1	4	Yes	Company Branding	Yes	A B C D E
Vanderbilt Property Management	15%	65%	10%	10%	1, As Required		Yes	Company Branding	Yes	A B C
Veritas Property Management	20%	60%		20%		4	Yes	Company Branding, Brokerage	Yes	A C D F
Vintage Real Estate Services	40%	60%			1		No			
Weber-Farhat Realty Management	15%	75%	5%	5%	As Required	As Required	Yes	Company Branding	Yes	A B

Key  
A = Documents and Forms  
B = Building Financial Information (Audited Statements, Tax Deduction Letters, etc.)  
C = Current Financial Information for Building (Board Only)  
D = Staff Contact Information  
E = Building Newsletters  
F = Other

# RESIDENT TRANSACTIONS: OPTIONS AND FEES

2015

COMPANY	MAINTENANCE PAYMENT OPTIONS			TRANSFER AGENT	PROCESSING FEES						
	SEND TO	MANAGEMENT PORTAL	CREDIT CARD		APPLICATIONS	FINANCING	TRANSFERS	REFINANCING	OTHER	SUBLET APPLICATION	ALTERATION PLAN REVIEW
AKAM Associates	Bank Lock Box	Yes	Yes	Yes							\$500
Alexander Wolf & Company	Bank Lock Box	Yes	Yes	Yes	Varies	Varies	Varies	Varies	Varies	Varies	Varies
All Area Realty Services	Bank Lock Box	Yes	Yes	Yes	\$375-425	\$350	\$600	\$250		\$350-375	\$200
Andrews Organization	Bank Lock Box	Yes	No	Yes							Sliding Scale
Argo Real Estate	Bank Lock Box	Yes	No	Yes	\$750	\$600	\$1,000	\$400		\$750	\$250
Away Realty Management	Bank Lock Box	Yes	Yes	No	\$450					\$400	\$150
Blue Woods Management	Bank Lock Box		No	Yes	\$500-650	\$400-600	\$500-600			\$400-500	\$300-400
Buchbinder & Warren	Bank Lock Box	Yes	No	Yes	\$250	\$250	\$800	\$250	Bank, Attorney Questionnaires	\$350	
Century Management Services	Bank Lock Box	Yes	Yes	Yes	\$500	\$500	\$700	\$500		\$500	\$450
CFA Management	Management Office	Yes	No	Yes	\$500	\$500	\$700	\$500		\$500	\$500
Delkap Management	Management Office	No	No	Yes	\$500, \$350	\$100	\$500	\$100		\$350	\$100
Einsidler Management			Yes	Yes							
Excel Bradshaw Management Group	Bank Lock Box	Yes	No	Yes	\$450	\$300	\$450	\$300		\$300	\$250
Fairfield Properties	Bank Lock Box	Yes	No	Yes	\$450	\$250	\$800	\$250		\$450	\$0
Ferrara Management Group	Bank Lock Box	Yes	Yes	Yes	Varies	Varies	Varies	Varies		Varies	Varies
Finger Management	Management Office	Yes	No	No	Varies	Varies	\$500	Varies		Varies	\$350
FirstService Residential	Bank Lock Box	Yes	Yes	Yes							
Garthchester Realty	Bank Lock Box	No	No	Yes	\$300	\$75	\$450	\$0		\$300	\$200
Gramatan Management	Bank Lock Box	No	No	Yes	\$300	N/A	N/A	N/A		\$300	\$0
HSC Management	Management Office	Yes	No	No	\$100-250	\$100-250	\$500	\$100-250		\$100-250	\$0
Impact Real Estate Management	Bank Lock Box	Yes	Yes	Yes	\$400	\$400	\$800	\$400		\$400	\$0
Jordan Cooper & Associates	Bank Lock Box	No	No	Yes	Varies					Varies	Varies
Kaled Management	Bank Lock Box	Yes	No	Yes	\$600	\$150	\$600	\$200		\$600	\$500
KW Property Management & Consulting	Bank Lock Box	Yes	Yes	Yes	\$600	\$200	Included in Application Fee	\$200		\$500	Decorative \$250, Construction \$700
Lovett Group	Bank Lock Box	Yes		Yes	\$400	\$300	\$700	\$300		\$400	\$500+
Majestic Property Management	Management Office	Yes		No	\$500	\$200	\$500	\$200		\$350	
Maxwell-Kates	Bank Lock Box	Yes	Yes	Yes	N/A	N/A	N/A	N/A		N/A	N/A
Merlot Management	Management Office	No	No	Yes	\$300	\$300	\$600	\$300		\$300	\$0
MGRE	Bank Lock Box	Yes	No	Yes	\$500	\$300	\$600			\$450	\$500+
Midboro Management	Bank Lock Box	Yes	No	Yes	\$350	\$250	\$700	\$250	Credit \$110	\$250	\$350-500
NAI Long Island	Bank Lock Box	No	Yes	Yes	\$250	\$125	\$650	\$125		\$250	\$0
New Bedford Management	Bank Lock Box	Yes	No	Yes	\$500	\$150	\$350	\$350		\$250	\$0
Newgent Management	Bank Lock Box	Yes	Yes	Yes	\$350	\$350	\$250	\$250		\$250	\$150
Orsid Realty	Bank Lock Box	Yes	No	Yes	\$600	\$300	\$300	\$300		\$400	Varies
Pride Property Management	Bank Lock Box	Yes	Yes	Yes	\$425	\$200	\$675			\$425	\$200
Rudd Realty Management	Bank Lock Box	No	No	Yes	\$400-650	\$300	\$750	\$300		\$300	\$500-700
SAM Management		Yes	No	Yes	\$475	\$425	\$850			\$475	\$600
Sandberg Management	Bank Lock Box	No	No	Yes	\$350	\$150	\$500	\$150		\$350	\$350
Sandra Greer Real Estate	Management Office	No	No	Yes	\$250-500	\$300	\$600	\$200		\$150-450	\$500+
Siren Management	Bank Lock Box	No	No	Yes	\$350-500	\$0	\$600-700	\$0	Questionnaires \$100-150	\$250-450	\$150-500
Stillman Property Management	Bank Lock Box	No	No	Yes	\$350	\$200	\$550	\$200		\$250	\$100
Tudor Realty Services	Bank Lock Box	No	No	Yes	\$750	\$300	\$750	\$300		\$600	\$250
Vanderbilt Property Management	Bank Lock Box	Yes	Yes	Yes	\$500	\$300	\$600	\$300		\$500	\$500
Veritas Property Management	Bank Lock Box	Yes		No	\$200-300	\$100		\$100		\$150-250	\$150-300
Vintage Real Estate Services	Bank Lock Box	No		Yes	\$350	\$250	\$600	\$250		\$350	\$250
Weber-Farhat Realty Management	Management Office	Yes	Yes	Yes	\$500	\$250	\$250	\$0		\$250	\$250