Property Partner Rate Card

For property managers, rental and short-term-rental operators, and service platforms · Greater Austin & Rio Grande Valley

EFFECTIVE SEPT 2026 · REV. NOV 2026 · rrcestimate.com/property-partners

Scheduled maintenance and repair capacity at clear, labor-only block rates, with defined scope boundaries and a 90-day workmanship warranty.

01 Maintenance blocks

Block	Rate	Notes
2 hours (minimum)	**$100**	First-stop baseline
4 hours — Standard	**$160**	Most common block
6 hours — maximum block	**$220**	Cap on continuous block labor
Beyond 6 hours	**$40/hr**	7 hrs = $260 · 8 hrs = $300
8-hour extended day	**$300**	Beyond 8 hrs: new dispatch preferred

6-hour limit: continuous block labor caps at 6 hours per stop. Longer scopes split into sequential visits or are quoted as separate trade lines.

02 Same-day clustered stops

Same-day stop	Rate (2-hr minimum each)
1st stop	**$100**
2nd stop (clustered)	**$80**
3rd and 4th stop (clustered)	**$75** each

Clustered rates apply when stops are within about 1–2 miles in the same dispatch; otherwise each stop bills at the 1st-stop rate. Travel over 20 minutes one-way: **+$30 once per dispatch**, not per stop.

03 Materials & purchasing

Item	Terms
Default	Client or partner supplies and stages all materials
If Royal RC purchases	Actual receipt cost, net of returns, receipts attached
Handling	15% of net cost
Supply run	$30 per trip
Purchases over $250	Prepayment, a partner-provided account or card, or partner-supplied materials
Pricing basis	Standard retail; no trade or wholesale pricing

Labor and materials are billed and paid on separate clocks.

04 Standardized products

Product	Rate	What it covers
Quick Reset	**$100**	Up to 2 hrs
Standard Reset	**$160**	Up to 4 hrs
Extended Reset	**$220**	Up to 6 hrs
Light Turnover	**$300**	Up to about 6 hrs
Extended Turnover	**$400**	Up to about 8 hrs
Home Health Check	**$100–150**	Observational walk-through, photo notes; not an inspection
Move-In / Move-Out Documentation	**$125–175**	Dated condition photos and notes
Rent-Ready Safety Reset	**$175–225**	Smoke/CO alarms, GFCI test, locks, visible hazards

Add-ons (smoke detectors, TV mounts, smart devices and similar) can attach to any block without changing the base rate. Full menu on request.

05 Payment terms

Item	Terms
Labor	Net 7; same day preferred
Materials	Same day or next business day, on a separate invoice
Accepted methods	Cash, Venmo, Cash App, check
Late balances	1.75% per 30-day period after 15 days

06 Warranty & return visits

Every job includes a **90-day workmanship warranty**. If work fails due to our workmanship within 90 days, we return and correct it at no charge for the original scope.

Returns needed because materials weren't on site, access wasn't provided, scope changed after departure, or new issues arose are billed as a separate visit at standard rates. If the technician leaves and must return, that is a new stop unless it is solely a verified workmanship correction.

07 Trade & specialty work

Electrical, plumbing, roofing, structural, attic/crawlspace and permitted work are not part of a maintenance block. They are scoped and quoted separately.

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Royal Roofing Construction Inc. · Insured · Xactimate Level 3 Certified · OSHA Safety Trained · Est. 2010

How to engage

1. Send the scope, property address and preferred window.
2. We confirm the block size, any separately quoted trade work, and what materials need to be staged.
3. Work is performed under these rates and rules; invoices show Royal RC's charges and total due.

Rates and terms may change; the version in effect on a job's scheduled date governs that job. This card is a rate summary, not a contract. Scope, schedule and any trade work are confirmed in writing before work begins.