



# Management-Annual Leasing

## Property Owner Services

- Analysis of closest competing rental properties to ensure Property Owner receives their maximum rent potential.
- We advertise your property through multiple online sources, i.e., Zillow, Trulia, Hotpads.com, Apartments.com and more, the MLS, and our 90+ top agent referral network.
- Background, credit, income and reference checks prior to tenant move-in.
- Property Owner chooses their own smoking and pet policies (unless otherwise dictated by an HOA.)
- Utilities will be placed in tenant's name, unless otherwise specified.
- Collect rent monies and distribute to you. (Direct Deposit—no charge)
- Respond to maintenance requests.
- Any property repairs with cost below \$150.00 will be made on property owner's behalf and deducted from rents received for that month.
- Any requested maintenance with a cost above \$150.00 require property owner's approval.
- Competitive 12% monthly management fee.
- 50% leasing fee applied to the first full month the property rents (covers all advertising costs associated with finding a tenant.)
- You will receive a Direct Deposit into your checking monthly with a detailed statement.
- Our goal is to collect a security deposit equal to one month's rent.
- Quarterly inspection of property.



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