
*Experience for Today's Market!*

Professional Residential & Commercial
 Property Management or Lease Out Services

Property Management Service

Our property management service seeks to provide you with “carefree” ownership of your real estate - well, as ‘carefree’ as ownership can be. We find and screen the tenants, collect the rents & send you a monthly check or deposit your money into your bank account. We will send you a monthly or
quarterly statement. Whichever you prefer.

We handle all the headaches too! We are on 24/7 and field all emergency calls, plumbers, electricians, police, fire, etc...

Our goals include:
1. achieving stability in tenants
2. charge 'market' rent, but not too high to cause moves - to help your bottom line.
3. To provide effective maintenance to minimize risk and keep you and your tenants safe.
4. To provide you “The Landlord” with as little worry as possible while we find &
    provide you with tenants who will take care of your property and pay rent on time each month.

We offer world wide exposure of your property during the marketing periods to minimize vacancy between tenants.

We participate with all Boards of Realtors MLS, Apartment Owners Associations, Private Rental Companies like EZRentlist.com, Zillow, Trulia, Redfin and all sorts of other websites too like Craigslist.org, Yahoo, MSN and Many More.

Out of the State or Country? If you do not have an automatic debit arrangement with your mortgage company, association management company and the tax assessor, we can work out an arrangement to pay your mortgage, association fees and property taxes  for you as well. Bill Payment
fee is a flat fee depending on the number of bills paid.

Our Standard fees are as follows:

**Lease out fee**6% of the Gross lease amount each time we lease or re-lease your property.  *We have a minimum one year lease requirement for tenants*.
(Lease out fees are different on Commercial Real Estate. Contact us for a quote).

**Management Fee**
7% of the gross rent per month. *$130 minimum monthly charge.*

**Advertising**
On Us.

**Repairs/Maintenance**
All needed repairs are at your expense.
We handle the expediting & payment of the work with no additional handling charges.
We keep a repair reserve of $300.00 to $1,000.00 in our trust account. (depending on the property).
We inspect the properties 1-2 times per year or as needed, to make sure the tenants are taking proper care of your property.
We will email you photos of repair work 'needed and performed' on your home.
We also won't spend your funds without prior approval - unless it’s an emergency.

**Evictions**In the event this ever takes place, we post all Three Day Notices to Pay or Quit. If this does not work, we hire an attorney for approximately $500-$1,200 to proceed with an unlawful detainer action for quick eviction. All Attorney fees are your expense. We do not charge a fee for handling the problem. Court Appearances are $200 per day.