



## CONTRACT HIGHLIGHTS

- **Flat-rate or Low-Percentage Rate Monthly Management**

We don't charge a high percentage of rent for our management fee. If your home is a quality home in good condition and we put quality tenants in your home there is no reason to pay more for your management. We seek relationships that work well without a lot of babysitting.

Our flat-rate or low- percentage rate fee structure covers the basic monthly management requirements for any property and means you don't pay any extra to a "community pool". You only pay for additional actions when required for your property. If you invest in the right home in the right neighborhood at the right time you shouldn't have to pay extra management fees.

- **Individual property accountability**

As stated already, we are big believers in accountability. We strongly believe your investment should be able to stand on its own and support itself. Would you want to pay for somebody else's poor investment? Neither would we. It's one of the reasons why we can have such a low rate for quality management. You'll never have to pay for someone else's investment problem.

- **Rigorous tenant screening**

We require all prospective tenants to go through our rigorous screening process. We get to know the people you are in relationship with. The screening process includes a complete credit check, employment verification, current and previous residential history, public record check, and a criminal background check.

***Does this mean you'll never have a problem with one of your tenants?***

Of course not! It does mean you dramatically reduce the likelihood of having a tenant the proper caretaker for you property.

***Does this mean we only lease your home to someone with A+ credit and a six-figure income?***

Of course not! The most qualified people already own a home. With few exceptions you will be in relationship with someone who has less-than-stellar credit. That's why we look at the whole picture. We look for people that pay their rent and don't have past problems with landlords.

- **Quality maintenance**

Providing supervision of quality maintenance that is done in a timely manner for a fair price, pretty much sums up our philosophy. Great relationships don't come about from never experiencing any challenges; they are created based on the response when those challenges arise. Maintenance is a critical part of your tenant's experience of you. Maintenance work done promptly and effectively can be the single greatest factor in your tenants staying long-term in your investment property.

- **Individual expertise and attention for each your properties**

Because we limit the number of properties in our management portfolio, we are able to give your home the attention and expertise it requires. We will become intimately familiar with your home and are already experts on the market surrounding your home, amenities, location, etc. As your manager we will be accountable for every aspect of your home's condition. Our experience tells us this is the best system for you as an owner.

- **The BEST and most comprehensive marketing available for your home**

The most painful experience most real estate investors have with their properties is the dreaded vacancy. We know that when your home becomes vacant you want as much marketing and advertising as possible. As an individual investor you simply don't have the resources to market your property like we do. Quality marketing is a great investment that certainly pays for itself many times over in reduced vacancies and faster turnarounds.

Designated Broker Ronnie Swan