

Worry Free Management



Aggressive Marketing:

- "For Rent" sign and custom flyers at the property
 - Website; high traffic daily
 - Craig's List, Hot Pads, Trulia, (MLS if needed)
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Tenant Screening: we verify.....

- Income
 - *Pay stubs, bank statements, employment verification
 - Rental History
 - *Payment history, verify past addresses
 - Credit Check
 - *Open bankruptcies, judgments, tax liens, evictions, payment history, credit score
 - Criminal background check
 - *Felonies, misdemeanors, sex offenders
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Leasing:

- Collection/Enforcement of rent
- Eviction oversight (If needed)
- Owners/Tenants have online portals
- Online payments for tenants



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Why settle for the ordinary when you can have the Ultimate?

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General Management:

- Open Monday – Saturday
- 24/7 Emergency Line
- FREE Inspections on your property
- Friendly and helpful office staff
- Over 20 years of experience of Rental Management and sales

Maintenance:

- Maintenance Manager to control expenses
- Negotiate with outside vendors for quality work and low prices
 - *WE MAKE NO MONEY ON YOUR PROPERTY MAINTENANCE
- Will work with home warranty companies if needed.

Fee Structure:

- Performance based monthly fees
- Fees paid on collected rent—**"no rent, no fees!"**

ULTIMATE PROPERTIES 