

# **RENTAtlanta.com**

## **PROFESSIONAL PROPERTY MANAGEMENT THAT CARES!**

Your home, your investment in these difficult times, deserves the best of both professional and personal care. That honest care for your best interests is what **RENTAtlanta.com** offers. Our management program offers you constant, direct contact with 22 years of rental management experience. You won't be contacting just an office, you'll be contacting experienced real estate management specialists. Any day, any hour. Your home is not just there 9 till 5, and nor are we.

Our flat fee management caps at \$100 and will save you money....with no compromise of quality service. And **NOTHING** costs you a dime till we deliver the approved tenant and the money is in the bank.

- ◆ We will advise you accurately and factually of the rental value of your home based on our knowledge and current MLS data
- ◆ We will advertise your home regularly, place it in the MLS and Internet systems and show it to potential renters from all other sources
- ◆ We will run the fullest of verifications on potential tenants. This includes credit checks, employment/income verification and previous rental history. Based on this, we will advise you in your judgement of a suitable tenant
- ◆ We will handle all move in arrangements, including a detailed walk-through with the tenant to record the condition of the property
- ◆ We will arrange whatever repairs/maintenance are necessary based on this walk through

All these initial steps are covered by the rental commission, which is 1/12<sup>th</sup> of the lease. All advertising and other costs involved in this procedure are covered by that commission.

Which brings us to management, and what, in detail, you get for either 7% per month or a flat fee of \$100 (whichever is the lesser)

- ◆ A detailed management agreement between us enables you to stipulate special duties you may require of us
- ◆ We will be responsible for collection of rents and processing those in a manner of your choosing. Many owners find

providing deposit slips to enable direct deposit the most effective method

- ◆ In the event of late payments we will advise you of circumstances and take whatever course we deem prudent
- ◆ We will, based on consultation with you, effect and supervise all maintenance and repairs. To do this we use individual contractors known to us for their honesty and skill and will endeavour at all times to have such work done in the most cost-effective manner. We do NOT add any charges to repair bills
- ◆ We will monitor the condition of your home and landscaping long-term and advise you of work needed to preserve your investment
- ◆ We will provide you at whatever intervals you wish detailed information as to changes in value of your property and assist in every way with constantly assessing the wisest financial course to take in its use
- ◆ In the event that tenancy problems arise we will advise and counsel you to the best of our professional knowledge as to appropriate action, and initiate on your behalf any legal proceedings that might be necessary and within our agency role
- ◆ We will act with prudence and for the best interests of you and your property at all times

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