



*We make sure that tenant problems  
do not become the owner's problems®*

- ➊ **Need a reasonable yet Professional Property Management Team?**
- ➋ **Can't sell your home, condo, or townhouse & you still have to move on?**
- ➌ **Is managing your investment property taking time away from the rest of your life?**
- ➍ **Tired of dealing with bad tenants?**

### **Services we provide**

- Professional marketing of your lease property
- *Guaranteed* personal attention to all owners. YES! You can reach me after normal business hours and on weekends
- Thorough screening of all prospective tenants; leasing the property to the most qualified tenant
- Collecting deposits and rental payments, issuing you a detailed monthly accounting of all property activity (Rental Property Report) and your income check by the 10<sup>th</sup> of each month
- No monthly management fee unless your property is rented
- Graduated Management Fee Schedule for owners of multiple properties
- Promptly handling all tenant correspondence and maintenance issues
- Overseeing move-out of former tenants, including final walk-thru and return of security deposit
- Provide owner with proper statements for tax purposes
- Proper representation for Home Owner Assoc and Eviction court issues
- Ask about our other EXCLUSIVE services for our clients

### **Benefits to you as an owner**

- We keep up with the Texas Property Code and lock laws so you don't have to
- Knowledgeable & professional marketing of your property, ensuring you the highest rental rates the market allows
- Protection from potential litigation through utilization of proper lease agreements, deposit accountability, lease addenda and late notices
- We maintain & secure your property while it is on the market and unoccupied

### **Property Management Credentials**

- Licensed by the State of Texas
- Professional, full-time REALTORS®
- 3<sup>rd</sup> generation Property Manager
- Managing residential rental properties in the San Antonio & Houston areas
- MBA specializing in management, University of Texas, San Antonio
- Utilizing independent, professional contractors

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