



Property Management
Made Simple

About Sunshine Realty



Amanda Peeler
1975-2013

Sunshine Realty Property Management was founded in 2001 by **Amanda Peeler** with a vision of providing personal, honest service to both owners and tenants. That foundation is rooted in treating people fairly, communicating honestly, and doing what's right.

Following Amanda's passing in 2013, the company continued under the ownership of her husband, **Todd**, preserving the values she built.

Since 2009, **Crystal Griffin** has been an integral part of Sunshine Realty and now leads daily operations as Broker/Manager. With years of hands-on experience in leasing, management, and owner relations, she brings a practical, straightforward, and hands-on approach focused on protecting your investment and keeping things running smoothly.

Sunshine Realty combines that personal foundation with structured systems, clear communication, and professional management practices to give owners confidence and peace of mind.

Fees & Services

Simple, Transparent Pricing — No Surprises

Our management fee starts at 10% of rent collected, with discounts available for multiple properties. We focus on keeping pricing straightforward and easy to understand.

- Rent collection & owner disbursements
- Marketing across major rental platforms
- Application processing & tenant screening
- Lease preparation & renewals
- Tenant communication & issue resolution
- Maintenance coordination (including emergencies)
- Owner portal with monthly statements & reporting
- Coordination with housing programs (Section 8, etc.)
- Security deposit handling (trust account)
- Evictions & court coordination

No hidden fees. No unnecessary add-ons.

No startup, leasing, or renewal fees. No mark-ups on vendor invoices.



Tenant Screening

We look at the full picture — not just one score.



Credit report & payment history



Criminal background screening



Eviction history review



Rental reference verification



Income verification (typically 3x rent)



Review of landlord balances or collections



Employment and stability checks



Case-by-case evaluation when appropriate

Our goal is to place responsible, qualified tenants while remaining compliant with Fair Housing laws.

Getting Started



Rental Evaluation

Pricing recommendation once the home is rent-ready.



Property Walk-Through & Photos

Confirm condition and prepare for marketing.



Confirm Pricing & Strategy

Set rental rate and listing approach.



Sign Management Agreement

Complete onboarding documents.

To get started, we'll need:

- ✓  Owner information form
- ✓  W-9 & ACH setup
- ✓  Insurance declarations page
- ✓  Property details & keys

We guide you through each step
and keep the process simple.

Policies & Operations



Property Showings

- Secure key sign-out with ID verification
- Lockboxes with one-time access codes for select properties
- Showing instructions provided to protect the property
- Owner-assisted showings can be arranged if preferred

This process allows for efficient scheduling and consistent coverage.



Maintenance

- Use of trusted, local vendors
- Owner may request preferred vendors or handle maintenance (within guidelines)
- Maintenance coordinated through AppFolio for tracking and efficiency
- Property-specific instructions documented for each owner

Emergency situations may require immediate action to protect the property.