



**COLDWELL
BANKER**
PREMIER

PROPERTY MANAGEMENT

Expert rental services & tailored care for every home



COLDWELL BANKER

**PREMIER PROPERTY
MANAGEMENT**

Dear Property Owner,

Your real estate investment deserves experienced, professional management by someone who protects its value while helping it perform at its best.

At Coldwell Banker Premier Property Management, we combine the strength of the Coldwell Banker brand with local market expertise to deliver reliable results and true peace of mind. Our team handles every detail, from strategic marketing and tenant screening to proactive maintenance and clear financial reporting, so you can enjoy ownership without the stress.

As Founder and CEO, I am proud of the standards we uphold and the relationships we build. We believe property management is more than a service. It's a partnership focused on protecting and growing your investment. I invite you to experience the confidence that comes from working with a trusted property management team.

Sincerely,

A handwritten signature in black ink that reads "Steve DuBrueler".

Steve DuBrueler, Founder & CEO | Coldwell Banker Premier Property Management

Connect@SafePropertyManagement.com

www.SafePropertyManagement.com

800.635.0048



RELAX.

We'll handle everything.

Our Team

- ✓ We're fully equipped with local offices and on-site teams who thoroughly know your market. You can count on personalized support and consistent, responsive communication every step of the way.

Marketing

- ✓ We minimize vacancies by maximizing exposure. Utilizing our in-house marketing department and the industry's best technology, your property gets showcased via digital and print media.

Tenant Placement

- ✓ We'll find the right match for your property, taking care of tenant screening, lease drafting, and ensuring compliance. Any legal notices and court filings are handled in-house for your peace of mind.

Accounting

- ✓ Expect reliable cash flow with ACH payments by the 10th of each month, and full transparency via your secure online dashboard with real-time financials and monthly statements.

Inspections

- ✓ We perform detailed move-in/move-out inspections with photo records, plus optional seasonal and weather checks to protect your property.

Maintenance

- ✓ We have 24/7 emergency response and coordinate repairs with trusted vendors, handling the entire process including invoicing.



SERVICE PACKAGES

Our service tiers allow you to choose the level of support that best fits your property, goals, and lifestyle. Service offerings may vary by region.*

* Please check with your rep to verify which services are available in your area.



CORE

Perfect for owners who want full-service, reliable long-term rental oversight.



PREMIUM

Our highest level of service and extra insurance. Includes all Core benefits and more!

Property Evaluation	✓	✓
Advertising & Marketing	✓	✓
Tenant Screening	✓	✓
Lease Preparation & Background Checks	✓	✓
Rent Collection	✓	✓
Direct Deposit	✓	✓
Enhanced Owner Web Portal	✓	✓
Monthly Statements	✓	✓
Maintenance Coordination	✓	✓
Lease Renewal	✓	✓
EOY Financial Reports & 1099	✓	✓
Quality Property Photos	✓	✓
Inspections	✓	✓
Move Out Processing	✓	✓
Tenant Malicious Damage up to \$35,000		✓
Up to 8 Weeks Rent Paid if Tenant Skips		✓
Up to 10 Weeks Rent Paid if Tenant is Evicted		✓
Up to 12 Weeks Rent Paid if Tenant Passes Away		✓
Theft/Damage Due to Theft Covered Up to \$15,000		✓
Eviction Filing Fee & Defense Cost Up to \$5,000		✓
Additional Coverage		✓

MORE OPTIONS



SEASONAL & PART-TIME

A flexible, turnkey solution for renting your home only part of the year. We prepare your home for the season, manage tenant turnover, handle maintenance between stays, and make your property rental-ready whenever you need it. Perfect for off season rentals, summer rentals, or owners who only want one renter during peak season.



VACANT HOME WATCH

Keep your home protected year-round – even when it's empty. We perform scheduled inspections, check for issues before they become problems, coordinate repairs, and ensure your property is secure, maintained, and ready for your return. Ideal for second-home owners or anyone who wants trusted eyes on their property.



SHORT TERM RENTALS

Our team provides professional, reliable, and results-driven short-term rental management. We ensure that your investment is profitable and well-maintained, while providing a superior guest experience and handling legal compliance. Please contact us today for customized information on this lucrative service!

SCHEDULE A **FREE RENTAL CONSULTATION**



Let's review your property's rental potential and outline a plan that's customized to your goals.



Scan QR to contact us or visit [SafePropertyManagement.com](https://www.SafePropertyManagement.com)



REVIEWS



Charles & Michelle

- "Absolutely outstanding experience"
- "Diligent, kind, and professional at all times"
- "Quick response time"

Cindy

- "I've worked with the team for over 40 years"
- "They handle everything with efficiency and transparency"
- "Properties have stayed consistently occupied"

Tuckahoe Solutions

- "Hands down the best I have ever dealt with"
- "They manage about 40 of my properties"
- "I'm no longer bothered with maintenance calls day and night"

Mike & Larissa

- "They've managed our property for 26 years"
- "Our home is always well cared for"
- "Easy to reach, communication is fantastic"



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Let's review your property's rental potential and outline a plan that's customized to your goals. [Scan QR or visit SafePropertyManagement.com](#)



Anonymous Satisfied Owner

- “Their feedback directly increased our property’s value”
- “The team resolves issues before they become problems”
- “They don’t just manage houses, they steward an experience for us”

Christy

- “Treated my property as if it were their own”
- “Found tenants who are responsible, respectful, and a great fit”
- “The process was smooth and professional”



where the
PROS
WORK



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