

Aloha



PROPERTIES

Landlord Vacant Property Instructions

So your tenant has given their 30 day notice. We've put this list together to help you figure out what to do now.

COMPS

Aloha Properties is ready to help you re-list the property to get you a new tenant if that is what you decide. We can get you some comparables to see how much properties like yours in your area are going for so you get the best deal. Remember that Aloha Properties is a full real estate office, if you feel it is time to sale, let us know and we can assist you with the selling process also.

UTILITIES

Please make sure you have all of the utilities schedule to be put in your name the day after your tenant plans to move out. This way we can properly inspect the property and do any repairs or cleaning that might be necessary. Attached is a list of utility companies and their phone numbers.

This is a good time to check and make sure the tenant is current on their sewer, water, and trash services.

RENT HELD

Your tenants last months rent will be held by Aloha Properties until all repairs and cleaning are complete. Sometimes the costs of getting the property move in ready exceed the tenants security deposit. When this happens we need to be able to pay the vendors promptly, and sometimes work needs to be done that the tenant is not responsible for (water heater, A/C repairs, touch-up paint, etc.). Before any of the rent is spent on repairs we will get your permission.

If tenant caused damages occur that exceed their deposit we can sent them to collections for you.

REPAIRS

Aloha Properties works with vendors that can provide housekeeping, carpet cleaning, repairs, painting, and landscaping. We are happy to take care of getting your property rent ready again. However if you would like to take care of repairs or cleaning your self please let us know. In order to charge the tenant for any repairs we do need receipts and invoices that state PAID IN FULL.

LOCK CHANGE

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Utility Directory

<u>BUSINESS</u>	<u>NUMBER</u>
Power	
NV Energy	702-367-5555
Water	
Las Vegas	702-870-4194
North Las Vegas	702-633-1484
Henderson	702-267-5900
Gas	
Southwest Gas	877-860-6020
<u>Sewer</u>	
Clark County	702-458-1180
Las Vegas	702-229-6281
Henderson	702-267-5900
North Las Vegas	702-633-1484
Garbage	
Republic Services	702-735-5151

VENDORS

BUSINESS	NUMBER
Education	
Clark County School District-Zoning	799-7573
University of Nevada	895-3011
Community College	651-4000
Power	
Las Vegas-Nevada Power	367-5555
Water	
Las Vegas	870-4194
North Las Vegas	633-1484
Henderson	267-5900
Gas	
Southwest Gas	877-860-6020
Sewer	
Clark County	458-1180
Las Vegas	229-6281
Henderson	267-5900
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