



Our Goal

We aim to keep tenants long-term through excellent communication and customer service. We strive to be great stewards of YOUR property while keeping you as involved as you would like to be.

Our Services Include

- **Marketing & Advertising:** Professional photography, floor plans, and 3D tours to attract the right tenants.
- **Tenant Screening:** Thorough background checks, credit checks, and reference verification.
- **Rent Collection:** Monthly rent collection and detailed accounting.
- **Property Maintenance:** Coordination and supervision of necessary repairs.
- **Utility Transfers:** Ensuring smooth utility transitions and timely payments.
- **Regular Inspections:** Keeping an eye on the property's condition.
- **Tenant Support:** Handling inquiries, maintenance requests, complaints, and conflict resolution.
- **Financial Reporting:** Clear monthly, quarterly, and annual reports for owners.

Compensation Structure

- **Management Fee:** 8% of monthly rent collected.
- **New Lease Commission:** One month's rent.
- **Lease Renewal Fee:** Flat \$250.

No setup fees, no markups on maintenance or materials, no inspection charges.

Property Management Software

We use **Bulldium** to manage properties efficiently, allowing tenants to pay rent online, submit maintenance requests, and communicate directly with management.

Free Autopay: Tenants can set up automatic payments via checking accounts.

Owner Portal: Track income/expenses, download reports, and make contributions at any time.

Payments to Owners: Owners typically receive payments between the 7th and 10th of each month.

In-House Maintenance

- **Standard labor** (lead technician): \$85 / hour.
- **Additional helper** for larger jobs: \$40 / hour.
- **Emergency, after-hours & weekend** response: billed at 1.5x the standard rate.
- **Trip charge:** flat \$85, billed once per job — not per visit.
- **Materials & vendor invoices:** passed through at actual cost, no markup, ever.

Benefits of In-House Maintenance

- **Faster response** — no waiting on outside contractors to get scheduled.
- **One point of accountability** — our technicians, our reputation.
- **Transparent, flat-rate pricing** — no material markups or surprise fees.
- **Consistent quality** from a team that knows your property.
- **Direct oversight** — every job is documented, not outsourced blind.