



NWA REALTY
GROUP



Market Analysis



Targeted Marketing & Advertising



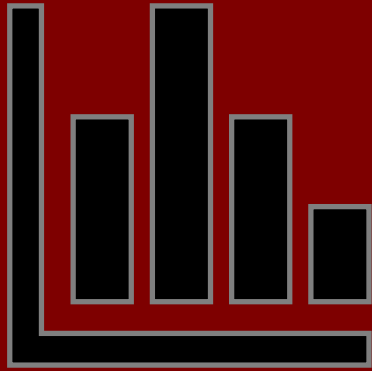
Applicant Screening



Lease Signing



Pre-Tenant



Market Analysis

Is your home a Class A, B, or C Rental in terms of updates?

Class A: Most recent up to date finishes in the current market

Example: Granite countertops throughout, stainless steel appliances, neutral paint, flooring, fixtures

Class B: Some key updates

Example: Flooring, neutral paint, matching appliances

Class C: Little to no updates but clean!

We pull comparable homes and look at the following key components

1. Leased price
2. Class A, B, or C
3. Days on market
4. Square footage, # of Bedrooms, # of Bathrooms, garage capacity if applicable
5. Location



Targeted Marketing & Advertising

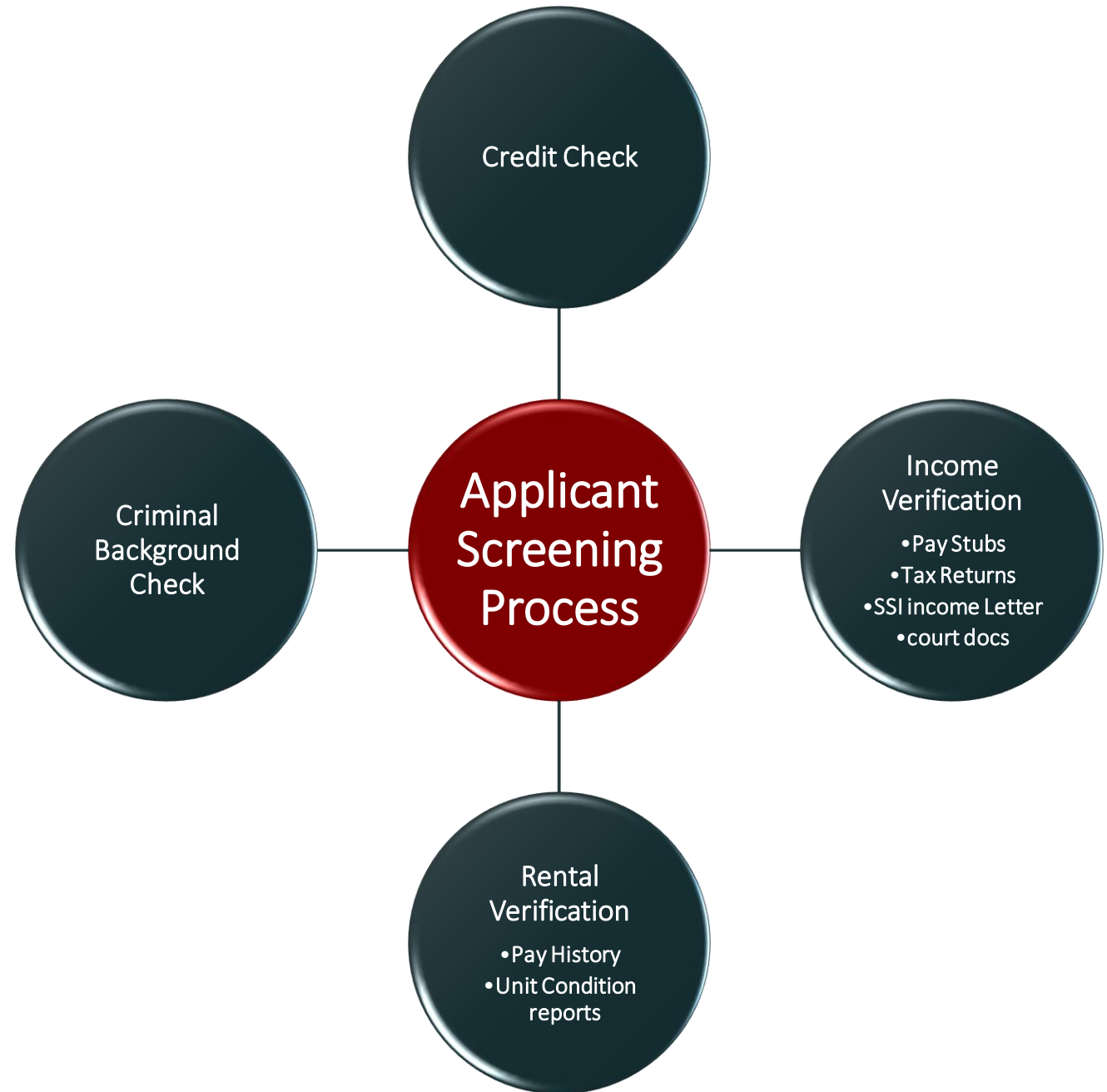
- Post to NABOR MLS, social media and a large variety of rental search engines.
- Multiple Full time Leasing Agents on staff to show your rental property.
- NWA Realty Group For Rent sign placed in the yard.
- We offer referral fees to outside Realtors who bring Qualified tenants





Applicant Screening

The Owner is presented all applicable data for each applicant to make the final decision of who is approved and who is denied.





Lease Signing



The applicant you approve will sign a lease which has extensive safeguards for the property owner and complies with all local and state laws.



Tenant must pay a security deposit equal to one months rent at the time of signing the lease.



Security deposits are kept in a separate bank account that complies with state laws.



In order to get keys and move in tenant must show proof of utilities and pay first months rent.



Property Maintenance



Property Inspections



Rent Collection



Monthly & Yearly Statements

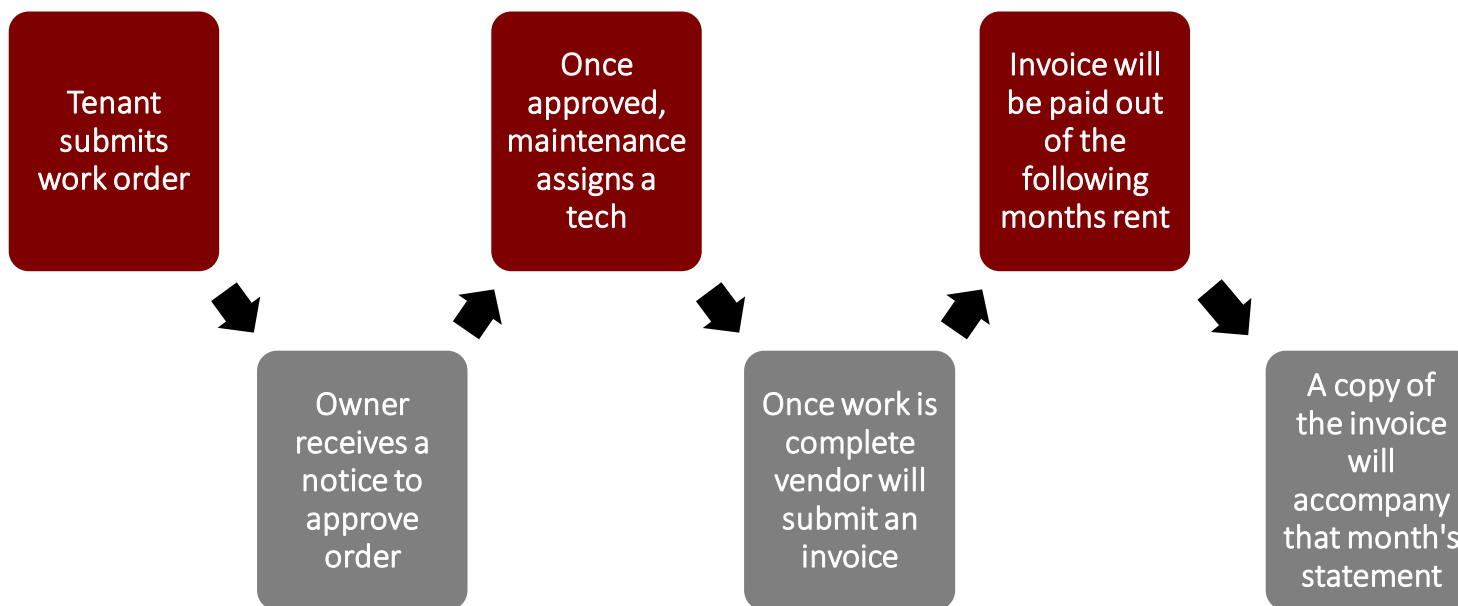


Tenant Occupied



Property Maintenance

Normal Work order Flow



If estimates are needed, we can provide as many as you would like



Maintenance coordinator on call 24/7 as well as service techs



Property Inspections



Each property is inspected Annually



Drive by Inspections are consistently happening throughout the tenancy to spot check the exterior condition



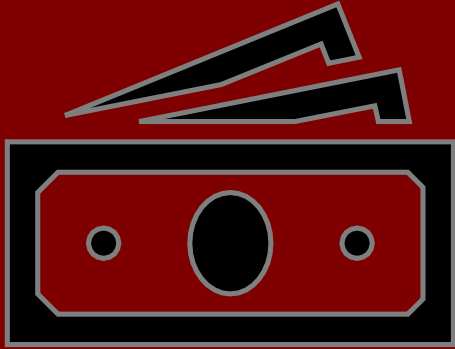
A full report is produced with pictures to show the current condition of the home.

What do we check?

- ✓ Air Filters
- ✓ Cleanliness condition
- ✓ Potential leaks under all sinks
- ✓ Signs of roof leaks
- ✓ Exterior Spigots for potential leaks by testing
- ✓ Exterior condition of roof, siding , and windows
- ✓ Ask tenant if they have noticed any maintenance issues



Each inspection is shared with you to review via your online owner portal



Rent Collection

Multiple options to pay Rent

- Tenants can pay through their online portal with a debit/credit card or by direct deposit from a bank account.
- Tenants have the option to set up monthly auto pay
- They can pay in person by Check, money order, cashiers check, or cash by mail or dropping it off at our office.

Monthly Collection process

Rent is due on the first of each month with a five-day grace period.

Rent is paid out to the owner minus management fees and any maintenance charges by the tenth.

Monthly statements sent out by the tenth of each month.

You can choose to receive your rent proceeds via Direct Deposit or check each month.

Late rent collection process

Rent is due on the first of each month with a five-day grace period.

Day Six: Tenant will receive a 3 Day Pay or Quit Notice

Day Ten with no communication or plan in place: Tenant will receive a 30-day notice to vacate with owner approval to do so.

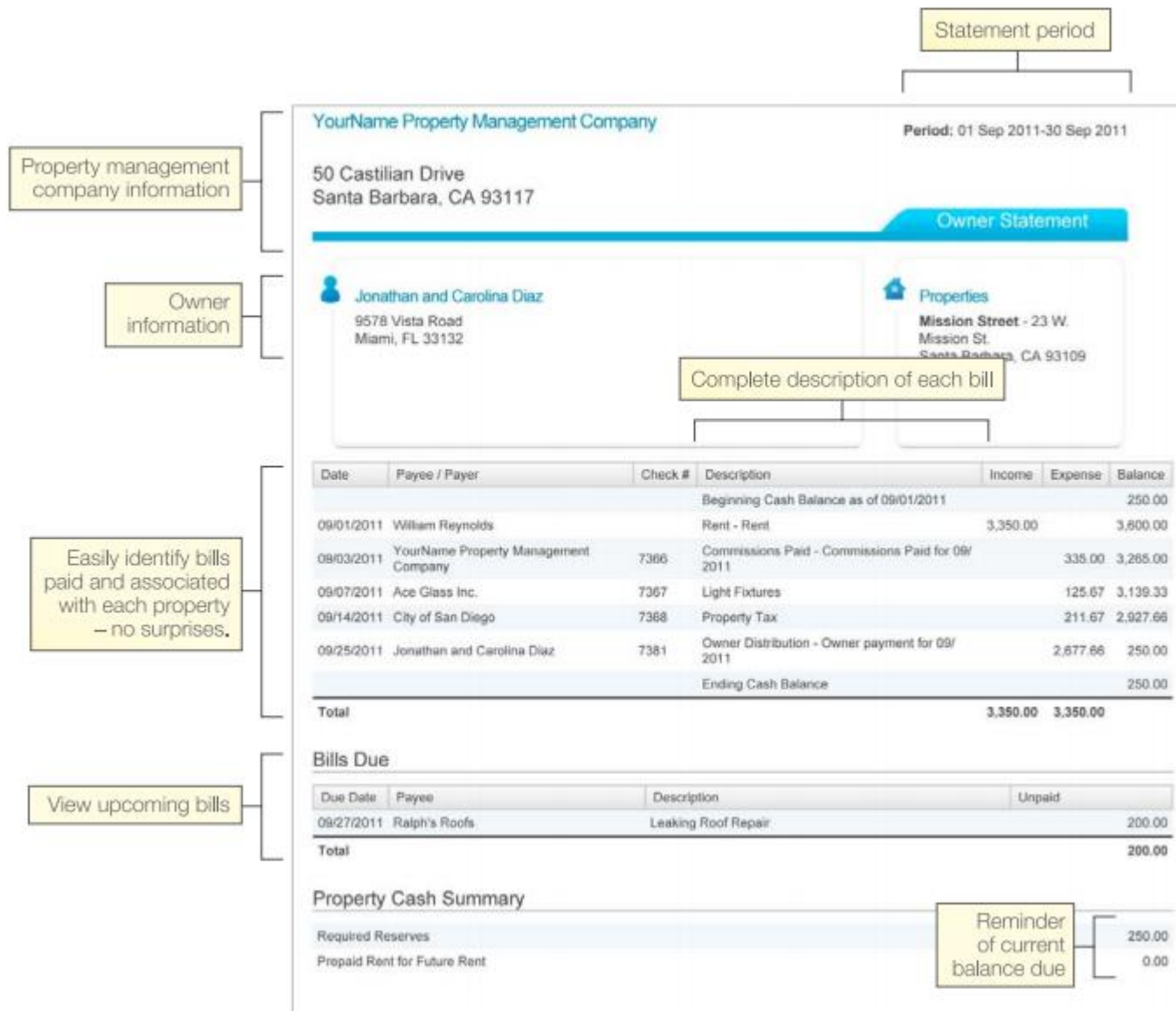
Note: This will begin the eviction process.



Monthly & Yearly Statements

- Once rents have been paid a monthly statement will be sent out
- Year end Cash Flow reports and 1099s will be sent out In January of the new year for the previous year.

Example monthly owner statement





Move Out Inspection



Post move Clean



Post Move Repairs



Security Deposit Disposition



Post Tenant



Move Out Inspection



A full report is produced with pictures to show the current condition of the home.

What do we check?

- ✓ Air Filters
- ✓ Cleanliness condition
- ✓ Potential leaks under all sinks
- ✓ Signs of roof leaks
- ✓ Exterior Spigots for potential leaks by testing
- ✓ Exterior condition of roof, siding, and windows
- ✓ Check for anything outside of normal wear & tear



Have all necessary damages repaired including paint touch up.



Have the property cleaned if needed.



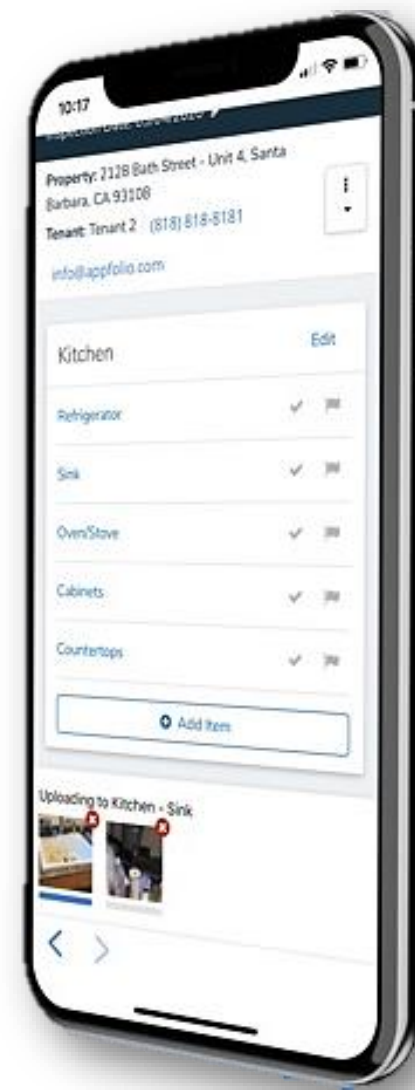
All carpeted areas must be professionally cleaned after each move out. (tenant charge)

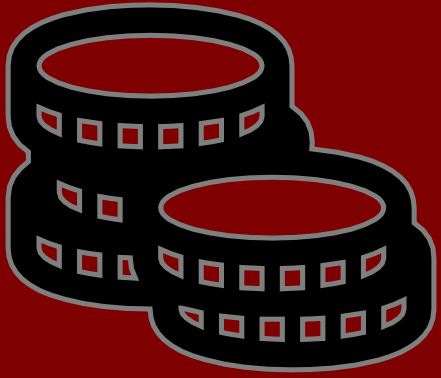


After all work is completed, we will process the charges from the tenants Security deposit on file.



Then it's time to get a new tenant moved in and start the process over!!





So What's the Cost?



Full-Service Management

Management Fee	10% of Monthly Rent
Leasing Fee (On each new Lease)	50% of one full month's rent 12+ Month Lease
	25% of one full month's rent 6 Month Lease
Lease Renewal Fee	\$50 Admin Fee

Tenant Locate Services

If you are confident in your ability to take care of the day to day needs of your property, but don't want the headache of advertising and showing the home this option could be for you. In our Tenant Locate Service we take care of the marketing, advertising, and showing your home to potential tenants. We will process the applicants screening, and lease preparation. Once we have secured a tenant for you, we will hand back to you to manage.

The fee for this service is equal to one full month's rent.