



**American Heritage and  
Homesale Realty offer a full  
range of rental services.**

The benefits of two companies  
working as a team for you!

Professional licensed real estate  
agents marketing your property and  
screening your tenants.

**BERKSHIRE HATHAWAY**  
HomeServices  
Homesale Realty



Can manage the property and the  
maintenance after the property is rented.



### **7 CONVENIENT LOCATIONS**

1425 Clarkview Road  
Baltimore, MD 21209

4076 Market Street, Suite 200  
Camp Hill, PA 17011

26 South Market Street  
Elizabethtown, PA 17022

131 Centerville Road, Suite C  
Lancaster, PA 17603

1402 Quentin Road  
Lebanon, PA 17042

2213 Quarry Road, Suite 104  
West Lawn, PA 19609

2801 North George Street, Suite B  
York, PA 17406

**BERKSHIRE HATHAWAY**  
HomeServices  
Homesale Realty

1-877-931-7368  
AHPM.biz



**NEED/WANT TO  
RENT YOUR HOME?**



Member of the Homesale  
Complete Family of Companies

## Industry Leader for Over 40 Years

American Heritage Property Management (AHPM) has been serving the rental management needs of investors since 1981.

- Ranked #1 for scattered site property management in Central Pennsylvania
- In excess of 2,600 units under management
- 7 convenient office locations: Baltimore MD, Camp Hill, Elizabethtown, Lancaster, Lebanon, West Lawn, and York
- 11 full-time property managers
- Skilled in residential, commercial and homeowner association management

## Management Services

As a full-service management firm, AHPM is well-equipped to handle your management needs.

- Collection of security deposits
- Detailed monthly financial reports
- Enforcement of the eviction process
- Investment analysis
- Lease agreement preparation and collection
- Market research and analysis
- Maximization of rental amounts
- Reception and coordination of tenant calls
- Rent collection
- Yearly lease renewals

## Marketing Services

Our state-of-the-art website coupled with our strategic marketing campaign allows us to fill vacant units 50% faster than our competitors.

- Advertisement of vacant units on ahpm.biz
- Syndication to websites such as Apartments.com, Hotpads, Trulia, Zillow and hundreds more
- Placement of "FOR RENT" sign at property
- Social media marketing on Facebook, Instagram, Pinterest and Twitter
- Team of real estate professionals showing

## Tenant Screening

AHPM will conduct a strenuous due diligence phase prior to placing a tenant to ensure that you are getting a highly qualified applicant. Screening includes:

- Credit report
- Criminal background investigation
- Employment verification
- Past eviction search  
\*When allowed by law

## Maintenance Services

As a licensed PA Contractor, AHPM provides a wide range of maintenance services that we will coordinate to insulate our investors from the details of property management. AHPM offers:

- Complete rental turnovers
- Efficient and economic repairs
- 24-hour emergency services
- Preferred client rates from our vendors
- Reception and coordination of bill payment and maintenance calls

## Homeowner Association Management

AHPM is well-equipped to handle residential, commercial and homeowner association management.

- Complete accounting services
- Coordination of maintenance and repairs
- Enforcement of community rules and regulations
- Oversight of association meetings
- Serve as liaison between HOA and builder/developer



"YOUR HOME IS OUR BUSINESS"

AHPM.BIZ

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