

Why You Need A Professional Rental Manager

Do you know...

- * Fair market rent value for the size & location of your property?
- * What constitutes discrimination against an applicant?
- * The Federal HUD standards for number of occupants?
- * You cannot discriminate against children or familial status?
- * The portion of law pertaining to service animals vs. pets?
- * What notice to serve your tenant for unpaid rent?
- * What notice to serve your tenant for breach of lease terms?
- * What notice to serve a month-to-month tenant for termination?
- * How to begin an eviction process?
- * Your responsibilities for holding security and other deposits?
- * What repairs are required under the Landlord Tenant Act?
- * The time frame for effective renewal or termination of lease?
- * The provisions for return or claim against the security deposit?
- * What laws apply to claim abandoned property left by tenant?

Do you have...

- * An easily read and recognizable "For Rent" sign?
- * An internet Web Site that attracts tenants?
- * Access to list your property with the local Board of Realtors?
- * Access to current sales data if tenant offers to purchase?
- * Federal lead paint disclosures & booklets and know the laws?
- * A 24-hour emergency line for the needs of your tenant?
- * Vendors to service the needs of your property?
- * Vendors who are licensed and insured?
- * Vendors that will respond as per the Landlord Tenant Act?
- * Access to an affordable attorney to process an eviction?
- * Access to an attorney for free legal advice?
- * Move-in & move-out forms and policy statements for tenants?

Are you familiar with...

- * The Federal Housing Law?
- * The Federal Americans with disabilities Act?
- * The Landlord Tenant Act (F.S. Chapter 83)
- * The transient tax requirements of state and local governments?
- * The Federal Fair Credit Reporting Act?
- * Your state and local ordinances for renting your property?

Can you...

- * Check credit, eviction and criminal records of applicants?
- * Verify employment and income?
- * Reach past landlords for tenant references?

Rental Management Services...

- * Tenant screening for credit, civil and criminal records.
- * Free rental analysis.
- * Continuous training for Property Managers.
- * Full service accounting for rent collection, bill payment and IRS 1099 reporting.
- * Inventory service available.
- * Free sales market analysis for your property.
- * Fair market rates for appliance, A/C and general repairs.
- * Full compliance with Federal Fair Housing.
- * Full compliance with Federal Fair Credit Reporting.
- * Full compliance with Federal lead paint disclosure.
- * Full compliance with Florida Landlord Tenant Law.



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