

# RESIDENTIAL PROPERTY MANAGEMENT

Sherman & Hemstreet Real Estate Company



4316 Washington Rd  
Evans, GA 30809



706-722-8334



[www.shermanandhemstreet.com](http://www.shermanandhemstreet.com)

**SHERMAN &  
HEMSTREET**  
Real Estate Company

# We Provide **THE BEST**

## Property Management Experience

*Our dedication to our client's needs and unique approach to management has a proven track record, making us the elite choice for property management services in the area.*

## Why Choose Us?

We've dedicated an entire group of professionals united to take those stresses away for you. Our property management team diligently strives to stay up to date on the ever-changing rental trends and laws while maintaining tenant communication and satisfaction.



**Steven J.** ★ ★ ★ ★ ★

"We've worked with Sherman & Hemstreet for nearly the past 9 years - the bulk of that being property management for the house we were renting out. The service has been phenomenal! Through the ups and downs of the economy, they were always able to maximize our return & get the place quickly rented after each tenant left."



### We Protect Our Owners

We thoroughly qualify tenants through our application process, screen pets, and require renter's insurance for all tenants.



### We Assure Our Tenants

Tenants are enrolled in a Resident's Benefits Package that incentivizes ways to promote on-time rent payments. Maintenance requests, renter's insurance, mailed monthly air filters, & much more are also provided.



### We Set The Standard

Our priority is to understand your property goals & exceed them. With over 100 years of proven experience, we are proud of our tradition of success.



## Did You Know?

*We have one of the largest property management portfolios in the Southeast consisting of over 7,000 units and over 10 million square feet of space.*





**Marketing.** Effective marketing plays a crucial role in ensuring successful rental outcomes. We offer a comprehensive market analysis for every property under our management, aimed at optimizing your investment returns.



**Tenant Screening.** As professionals in property management, we understand that a successful leasing process begins with selecting the appropriate tenants. To increase rental income and safeguard your property's condition, it's crucial to have high screening standards.



**Rent Collection.** Collecting rent becomes a breeze with an ideal tenant who consistently pays on schedule. However, what if they don't? It's essential to have a knowledgeable ally who understands tenant laws and knows how to issue the appropriate notices in such situations!



**Maintenance.** We manage coordination and communication between tenants, you, and vendors for all maintenance matters. Ensuring the protection and upkeep of your home and investment is our utmost priority.



**Financials.** Thanks to our comprehensive financial reporting tools, monitoring your investments has never been simpler. Simply access your owner portal to review statements and stay updated on the performance of your investment.



**Tenant Retention.** After securing a qualified tenant, we will cultivate and uphold a positive relationship as part of our comprehensive property management services. Tenants appreciate our promptness, professionalism, and dedication to assisting them in making their rental property feel like home.



**Property Inspections.** We conduct annual inspections that are uploaded to your owner portal to ensure your home is well-maintained. An essential reason for these inspections is to promptly identify and address any maintenance or safety concerns, ensuring the property remains in good condition and compliant with regulations.



**Evictions.** In case of eviction, we handle it and promptly re-rent your property, reducing your stress. We thoroughly screen tenants, checking credit scores, conducting criminal background checks, verifying income and employment, and reviewing rental history to minimize eviction risk.

## FULL SERVICE

- ✓ Leasing & Marketing
- ✓ Tenant Screening
- ✓ Educated in Fair Housing
- ✓ Trained in Fraud Prevention
- ✓ Rent Collection
- ✓ Maintenance & Repairs
- ✓ 24 Hour Emergency Service
- ✓ Tenant Retention
- ✓ Monitor Laws for Legal Protection
- ✓ Record Retention
- ✓ Annual & 6-Month Inspections
- ✓ Monthly Disbursements via Direct Deposit
- ✓ Complete Staff Team
- ✓ Pet Guarantee
- ✓ Buying & Selling Services
- ✓ Owner Online Portal
- ✓ Financial Reports
- ✓ Maximize Property Revenue





# FULL SERVICE PACKAGES

Each package includes leasing and marketing, tenant screening, fair housing compliance, fraud risk deduction, rent collection, maintenance and repairs, 24/7 emergency service, tenant retention strategies, legal compliance and law monitoring, record retention, annual inspections, monthly disbursements via direct deposit, a dedicated staff team, buying and selling services, owner online portal access, detailed financial reports, and strategies to maximize property revenue.

## SELECT A PLAN:

	SILVER	GOLD	PLATINUM
Management	6.9%	8.5%	9.9%
Leasing	75%	60%	50%
Renewal	50%	35%	25%
Repair Coordination	10% per invoice	10% per invoice	10% per invoice
Annual Year End Admin	\$100	\$50	✓
One Time Set Up - Vacant Property	\$200	\$100	✓
Existing Tenant New Lease	\$100	\$50	✓
Annual Inspection	\$200	\$150	✓
Move - Out Inspection	\$200	\$150	✓
6 - Month Inspection	\$200	\$150	\$75
Requested Periodic Inspection	\$200	\$150	\$75
Owner Rent Ready Repairs Inspection	\$200	\$150	\$75
Court Appearance -Eviction (per appearance)	\$200	\$100	✓
Court Appearance Other (per appearance)	\$300	\$200	\$100



**DISCOUNTED PACKAGES ON MULTIPLE PROPERTIES**



# PROPERTY MANAGEMENT TEAM



**Joel Weathersbee**  
Senior Vice President,  
REALTOR, Certified Property  
Manager



**Angie Schroder**  
Director of New Business,  
Marketing Specialist  
Property Manager



**Alex Merto**  
Marketing Administrator

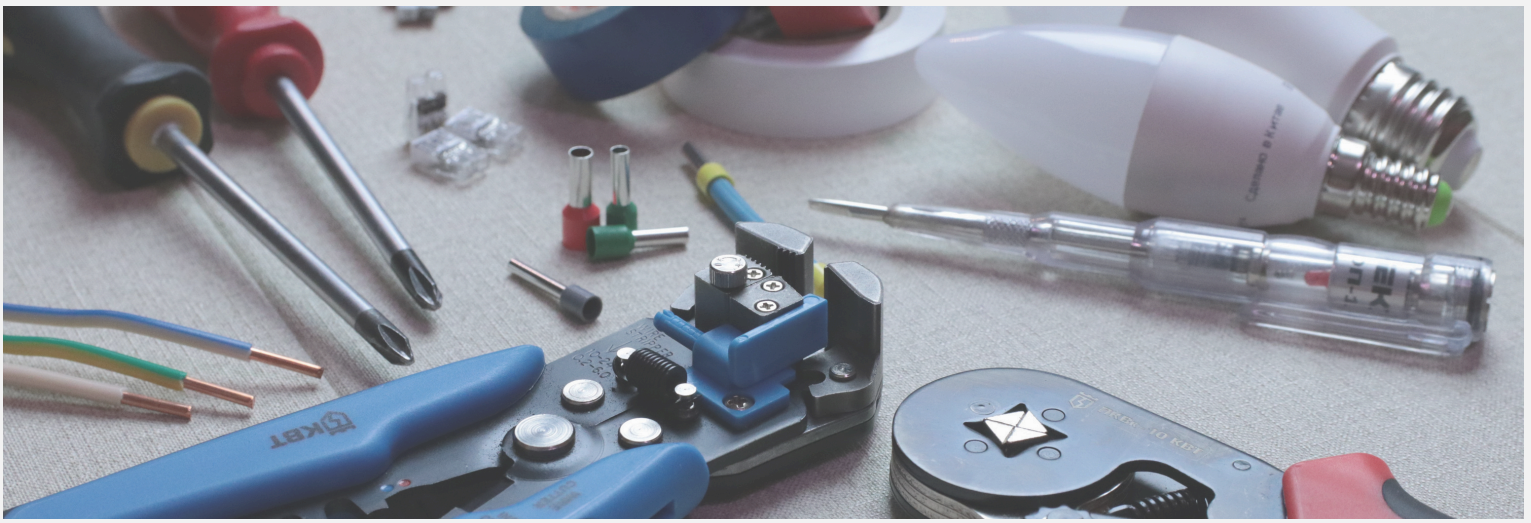


**Alexis White**  
Service Manager  
Tenant Specialist



**Adam Pascual**  
Administrative Support  
Efficiency Manager





**SHERMAN &  
HEMSTREET**  
Real Estate Company



**LEASING**  
SINGLE FAMILY

## HOME RECOMMENDATIONS

The quality of your home helps determine the quality of your tenants

- ✓ Walls free of holes and freshly painted
- ✓ Home and storage space free of all trash/debris.
- ✓ Doorstops in place and pulls for fans/lights accessible.
- ✓ No broken blinds and cabinet knobs secured.
- ✓ Air filter new and clean!
- ✓ Home must be equipped with a stove and refrigerator
- ✓ Floors and carpets are cleaned. Transition strips are in place to prevent damage.
- ✓ All lightbulbs working inside and outside.
- ✓ Home appears professionally cleaned. Appliances deep cleaned.
- ✓ Grass cut and yard landscaped. Fences should be operable.
- ✓ Utilities are connected and on.

### **DON'T FORGET**

- ☐ 4 House Keys
- ☐ All Garage Door Openers
- ☐ Any Mailbox or Pool Keys

If all above items are completed, you can expect your home to be marketed within **3-4 business days** of passing us the keys!

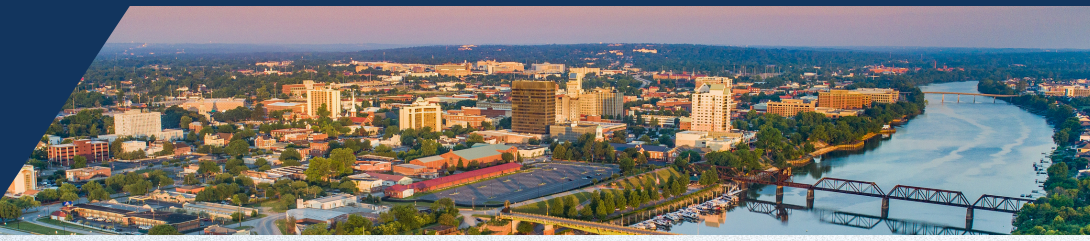
## **RENTAL APPLICATION REQUIREMENTS**

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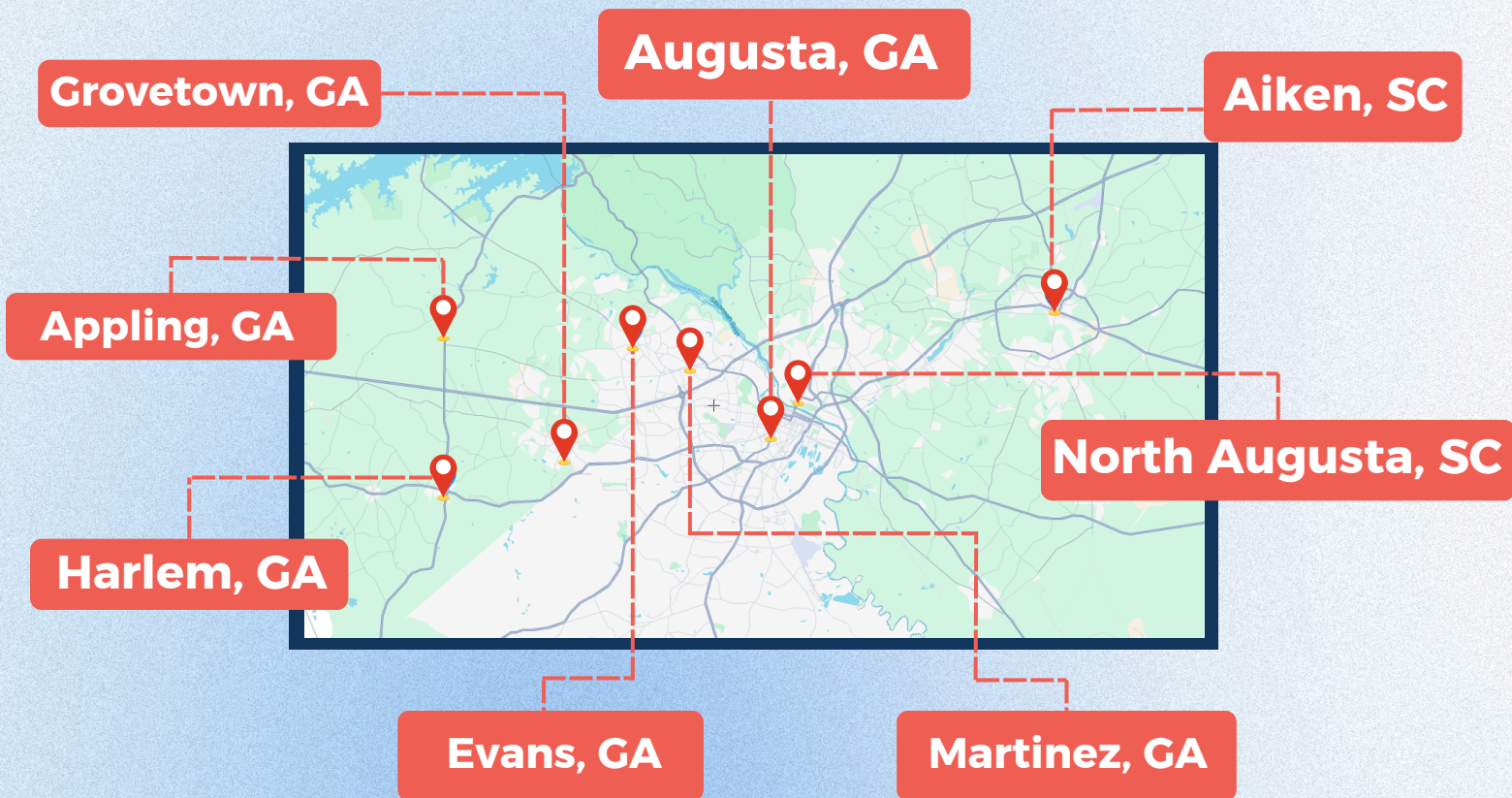
1. Must have a minimum credit score of 580.
  2. Must have at least two open lines of credit that have been opened for 12 months or more with no delinquencies reported.
  3. Cannot have an eviction, foreclosure or bankruptcy reported within the last three years.
  4. Applicant must show proof of monthly net income that equals three times the monthly rent of the desired property the applicant wishes to rent.
  5. If a co-signer is needed, they must reside within the state of Georgia and meet all the requirements the applicant must meet except for income. They must show proof of monthly income equal to 5x the amount of rent of the desired property the applicant wishes to rent.
  6. We will need to obtain a rental reference if the applicant has rented before.
  7. Applicant must complete Pet Screening profile.
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**PLEASE NOTE:** The unit will not be removed from the market and reserved for an applicant until all the requirements above have been met and funds have been received by Sherman and Hemstreet.





# AREAS WE SERVICE





# CALL TODAY FOR A FREE RENTAL ANALYSIS!



**706-722-8334**

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