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Property Management ~~Residential~~

Advance Equity Group provides complete property management services for single-family residences, apartment complexes and commercial buildings.

As a full-service management firm, we offer:

- Tenant placement
- Thorough tenant screening
- Regular property inspections
- Accounting services
- Monthly financial reporting
- Maintenance services
- Tenant dispute resolution
- Rent collection
- Evictions and other legal services

Management Fees

- Tenant procurement fee: One month's rent
- Monthly management fee: 8% of monthly rent (\$75.00 minimum)
- Manage only fee (when property is already leased): 10% (\$75.00 minimum)
- Lease renewal fee (when tenant remains longer than 12 months): ½ month's rent

Tenant Screening

- Income verification
- Rental history
- Credit history
- Criminal background

Owner Payments and Statements

- Owner can be paid by check or direct deposit.
- Owner funds are dispersed on the 8th business day of each month, quarterly statements sent out.
- Owner will receive a 1099 form at year-end for tax preparation.

Maintenance

We have maintenance and landscape crews available for a variety of services. We will provide a quote for single projects or monthly maintenance. Our standard lease allows for post-rental repairs to be ordered by AEG if the cost is less than \$300.00 All repairs in excess of \$300.00 must be approved by the property owner. Emergencies are handled daily, and no up charge is charged to owner. All maintenance costs passed through at cost.

Marketing

- Rental properties are advertised on a wide variety of free and paid websites.
Websites include (not limited to):
Paid websites: FMLS, Realtor.com
Free websites: Zillow, Postlets, Hotpads, Trulia, homes.com, Oodle plus 20+ other search sites.
- Leases and rental applications may be submitted and executed online or via email or fax.

