



Agnes W.M. Reulen LLC

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Property Management & Rentals

Our primary goal is for you to have peace of mind





American Service with a Dutch Touch



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Property Management Services

Long term rentals

Vacation Rentals

Remodeling

Many real estate brokers and agents also operate as property managers. And thus it starts...for us it was a natural development; one of our first customers decided to sell their home and the Property Management Company had its first customer. Our company does it all. We provide realtor services and assist our customers if they wish to purchase a vacation home or investment home. In many cases these customers are "absentee owners" and will engage our agent services. We will maintain and are

responsible for the property and deliver services such as lawn & pool care, take care of invoices, A/C maintenance and Pest treatments, budgeting expenses, securing renters, collecting rent, complying with laws and regulations, and making sure the customer's home is well cared for. Including preventive maintenance, repair or corrective maintenance, routine cleaning and maintenance, and supervise your remodeling.

Our property management company provides the home owner, whether you are from the United States or a foreign country, with an all-in management service.

Our team is available 24x7 and has over 25+ years of experience in the Service- and Travel business.



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Our property management services for your vacation- or second home is tailored to your needs. Not only do we offer our rental program and guest services for your vacationing and long term tenants, but we take care of your home while you are away. Whether you decide to use your vacation home yourself, or you would like to rent it out, we will cater to your needs. The vast majority of our customers use our services, listed below. But if there is anything specific you would like us to take care of, we will tailor your package.

WHY US? With several management companies serving Citrus County, you will ask us, WHY would we engage your services? What makes you stand out from the other management services?

First of all, our work ethic comes to mind. Our team has a wide service experience in Europe and in the United States. We are professionals with a long track record in the service business. We are honest, accounting for your funds, quick in our response time (not only repairs but also home emergencies like a broken water pipe), no surcharges, respectful and responsible. We will tell you without any smooth talking what needs to be done and we follow up. We do what we say and we say what we do. In English and in Dutch and a little German 😊

We can provide you with statements of our customers.

And one of our strongest points: you can always reach us when you need us. 24 x 7.

What customers say to us:

“Thank you for your honest opinion and advise. At this point, we are not going to pursue this rental. However we respect your professionalism and will definitely respond to all of our friends that are looking in the area. Thank you for your efforts.

Jeannie Woolnough”

“Myriam,

We had a great time and the houses were perfect! I really appreciate how prompt you were and how accurate the house descriptions were. We had a great time and got to meet some of the neighbors too (in a good way). We plan to return next year and use your homes again.

Thank you so much for your hospitality, customer service, and outstanding homes.

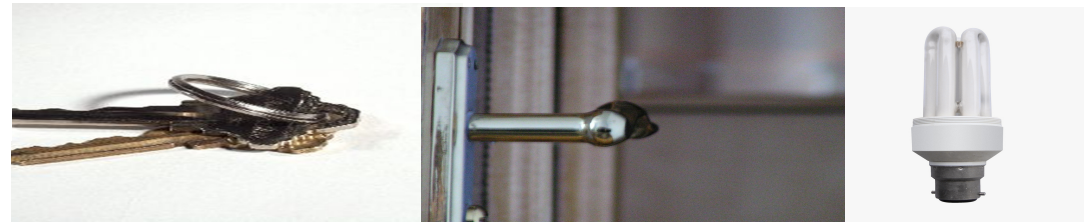
Respectfully,

Bill Gibb

“You are the simply best!”
Sincerely,
The Cabrera Family



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Fixed-Rate Maintenance Only Service Package \$110.00 (U.S.) per month includes:

Weekly Services and Home-Checks:

- Mail handling
- Doors/windows/locks
- Flush toilets
- Electricity
- Water/Faucets
- A/C
- Bugs
- Pool / cage
- Lawn
- Start car (if kept on premises and requested)

Monthly Services:

- Check roof and gutters
- Check/replace A/C filters
- Check sprinkler system
- Financial Overview
- Bill pay and Vendor Payment

Variable-Rate Expenses (rates set by subcontractor or vendor and based on the actual costs charged to Manager by subcontractor or vendor)

Lawn Care

- Mow, trim and clean lawn
- Trim hedges/shrubs
- Remove weeds
- Apply weed killer
- Check irrigation system
- Extra services upon request: fertilizer, remove bee nests, mulch beds, sod (parts)

Pool Care

- Test quality of water and adjust chemicals
- Check water level and adjust
- Check equipment – report problems if necessary
- Clean skimmer basket
- Clean filter
- Check faucets
- Check lights
- Detect broken parts, check time clock and timer
- Brush and vacuum as necessary



A/C maintenance

Two times a year, spring and fall
 Check and maintain equipment inside and outside
 Adjust and repair if necessary
 Check and replace filters (if necessary)

Pest Control

Yearly check for termite – report and decide on action
 Yearly termite treatment exterior
 Yearly termite & bug treatment interior
 Free re-treatment on request if bugs are found

Other services

Residential cleaning

TV, Internet and Phone

Garbage disposal

Utilities (electric, water)

Propane

Home Insurance

Income tax preparation; fixed price assistance by Manager \$25 and CPA costs additional.

Optional Maintenance (rates set by vendor)

- Driveway pressure wash
- Check roof for mold and debris & clean
- Rust Removal walls and driveway
- Palm Tree trimming
- Window cleaning outside
- Window cleaning inside
- Gutter cleaning
- Soffit and Facia cleaning
- Screen Lanai cleaning
- Deck power washing
- Painting outside
- Painting inside
- Repairs

Repairs

To keep the repair costs for the Owner to a minimum, Manager has handyman services available for specific technical services to the properties, depending on the required level of expertise. Owner will be charged for the time spent by the in home handyman, at a rate of \$25 per hour, charged in units of 15 minutes. Material/parts are additional expenses. No service call fees are applicable. In case the in-home handyman cannot handle the specific job, external expertise will be hired. Rates are set by the vendor and will be charged based on the actual costs charged by the subcontractor or vendor. Repairs over \$200.00 require Owner's prior approval.



Agnes W.M. Reulen LLC

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