



Florida Homes
Realty & Mortgage
Property Management
Love where you live

TENANT PLACEMENT FEE & SERVICES:

Services:

- Rental comparative market analysis (CMA) is Provided
- Nationwide Marketing including but not limited to Zillow, Trulia, Homes.com etc
- Listed in MLS for use of coop agents
- Signage at Property when allowed
- Electronic Lockbox at the Property when desired by the owner
- Tenant Screening includes Credit Check, Criminal and Eviction
- Lease is drawn up by attorney
- Collection of 1st months rent and Security deposit made out to owner

FULL PROPERTY MANAGEMENT FEE & SERVICES:

Services:

(Includes all the above Tenant Placement Services)

- Hold Security deposit unless Owner wishes to
- Comparative Market Analysis (CMA) Prior to lease renewals
- Ability to show the home during last 30 days of tenancy
- Coordination of repairs including quotes
- All vendors are licensed and insured unless owner requests their own
- Property maintenance reviews after 3 months move in and 90 days before expiration
- Pictures of Inspections are stored in the cloud
- Direct Deposit into owners account on the 8th of the month
- Owner portal in real time
- Income Statements and invoices online
- Tenants in good standing pays online
- Convey community bylaws to tenant for adherence
- Owner has no direct contact with tenants
- Eviction assistance includes posting of legal notices

FEES:

- One full months rent for **Tenant Placement** Due at 1st full month
- One half of 1st full month rent for finding and placing tenant with **Full Property Management**
- 10% of Rent collected per month for ongoing **Full Property Management**