

Leasing Only Package - 100% Of 1 Month's Rent

- NO Recurring Management Fee

Service	Description
Placement Fee (100% of 1 Month's rent)	The Placement fee includes costs for preparing and listing the property "for rent". The fee also covers lease negotiation, preparation and signing by an experienced real estate broker that is up to date with the ever-changing rules and regulations in each City and County that we cover.
YouTube Video Tour & Professional Photos	Our expertise quickly fills vacancies, saving time and money with standout ads, including unique YouTube video tours and professional photos. This approach offers global viewing flexibility, maximizing exposure and minimizing vacancies.
Premium Marketing on 50+ Major Rental sites and the MLS	Our cutting-edge software markets your property online to more renters, optimizing for best results to reduce vacancies. We also use fee-based services like MLS, to broaden our reach.
In Person Showings by Licensed Agent	In-person, supervised showings by a licensed agent provide a personalized, secure, and informative experience for prospective tenants and make your property stand out above the crowd.
Prospective Tenant Credit Check	Our proprietary screening algorithm selects only the highest and best qualified tenants for your property so that you can enjoy on time rent payments each and every month, year after year.
Prospective Tenant Background Check	We perform a detailed background check, including rental history, employment, identity, and financial status, which is essential for selecting reliable tenants.
Move In / Move Out Property Inspection with Video Backup and Verification of Renters Insurance	Our Move In / Move Out Inspection includes a detailed review of each room, using video for proof of condition. Both property manager and tenant sign off, and any damages are deducted from the security deposit, as allowed by law. We also verify that a valid renters insurance policy is in place and active prior to handing over keys.
Rent Collection, Financial Statements, Annual Property Review, 24/7 Maintenance Emergency Hotline & Tenant Eviction Management	Not included with Leasing Only services.