

# Property Management

Realty Executives Johnson Real Estate Group  
Capital Rental Experts Team



where the experts are™



**www.capitalrentalexperts.ca**  
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**"Its Time You Hired an Expert!"**

## Property Information

Address: \_\_\_\_\_  
 City/Community: \_\_\_\_\_  
 House  Duplex  Acreage  Townhouse  Apartment  
 Basement Suite  Top Floor Suite  Other: \_\_\_\_\_  
 Bedrooms: \_\_\_\_\_ Bathrooms: \_\_\_\_\_  
 Size (sqft): \_\_\_\_\_ Pets (y/n/oa): \_\_\_\_\_  
 Parking: \_\_\_\_\_ Yard: \_\_\_\_\_  
 Heat  Water/Sewer  Power  Trash  Laundry Room  
 Cable  Internet  Fridge  Oven  Stove  Storage  
 Microwave  Dishwasher  Fireplace  Air Conditioning  
 Washer  Dryer  Patio/Balcony  Pool  Phone  Tile  
 Yard  Fenced  Tile  Carpet  Laminate  Hardwood  
Notes

## Expert Property Management Call Us Today ★ Heres Why

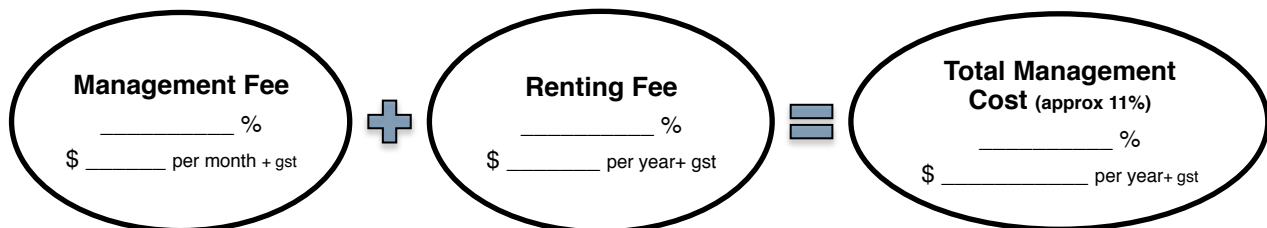
- ✓ We Ensure the Property is Ready to Rent
  - ✓ Financial Activities for Rent, Maintenance, Utilities, Late Deposits, Online Access
  - ✓ Handle Tenant Concerns, Comments, and Notices in a Timely Manner
  - ✓ Perform Tasks to Help with Court Procedures for Ordered Evictions, Claims for Rent Owning or Damages, and Ordered Possessions
  - ✓ Deduct Lease Fee from Monthly Rents
  - ✓ Perform Landlord Notices for Evictions, Rent Increases, Notice to Pay Rent, Lease Amendments and Extensions
  - ✓ 24 Hr Services for Renters and Landlords
  - ✓ Move In and Move Out Inspections
  - ✓ Online Statements and Document Library
  - ✓ Negotiate the Lease Agreement
  - ✓ Online and Classified Advertising
  - ✓ Quality Property Photos and Descriptions
  - ✓ Log In for Complete Account Access
  - ✓ Separate Deposit and Rent Trust Accounts
  - ✓ Rental Applications and Evaluation
  - ✓ Sign the Lease Agreement on Your Behalf
  - ✓ Expert Advice on Today's Market
- more!

## Rental Pricing Strategy

Rental Price Evaluation Between \$ \_\_\_\_\_ and \$ \_\_\_\_\_  
 Advertised Rent Price: \$ \_\_\_\_\_  
 Lowest Acceptable Rent Price: \$ \_\_\_\_\_  
 Instant Negotiating Room \$ \_\_\_\_\_  
 Comments and Strategy \_\_\_\_\_  
 Reduce Rental Price to Amount \$ \_\_\_\_\_  
 Comments and Strategy \_\_\_\_\_  
 Rental Terms  
 Furnished  Utilities Included  Month to Month  6 Month Lease  
 12 Month Lease  Long Term Lease  Weekly  Negotiable

## HOW MUCH DOES THIS COST?

Just over one months rent for one year of management; between 8% and 14% of your rent. All costs are negotiated and determined up front at our initial management meeting. Based on \$ \_\_\_\_\_ monthly rent the following applies. (Total Value of Year Lease \$ \_\_\_\_\_)



## Lets Get Started Checklist...

Property Owners: \_\_\_\_\_  
Ph: \_\_\_\_\_ Email: \_\_\_\_\_

- Property Keys  Active Rental Docs  Prep for Pictures  Insurance Information  Condo Details  Schedule Meeting

The Rental Property Will be Ready to Rent by \_\_\_\_\_, 20\_\_\_\_. (Management Contract and Advertising Should Start 1+ Months Prior)

This Information is not guaranteed in any way and is subject to change without notice.