

# Atlanta Area

PROPERTY MANAGEMENT, INC

Our mission is to protect your greatest real estate investment and to maximize your return while minimizing stress and headaches.

Don't trust your most valuable asset to just anyone. Trust the rental property experts ... Us!

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[www.AtlantaAreaPropertyManagement.com](http://www.AtlantaAreaPropertyManagement.com)



# 10 REASONS WHY YOU SHOULD WORK WITH

## ATLANTA AREA PROPERTY AND MANAGEMENT

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**1. Aggressive Marketing Programs.** Our comprehensive marketing strategy is comprised of a variety of proactive campaigns. It includes pushing your listing out to hundreds of rental websites, utilizing the multiple listing services, promoting referral programs for real estate agents and brokers, and engaging our own client-owners - just to name a few. Our campaigns drive a constant flow of tenants allowing us to fill vacancies quickly and with a quality tenant for top dollar.

**2. Accurate Pricing.** We will provide you with a rental market analysis report so you can reasonably know how much you can expect to get for your home. We won't give you a high rent amount just to win your business. The report will show you homes in your area with listing details and what they are charging for rent plus photos so you can compare the condition and location against the competition.

**3. Rigorous Tenant Screening.** We perform one of the most stringent tenant screening processes in the industry substantially minimizing payment risk and evictions. We check credit, background, employment, and rental history. We obtain copies of ID's as well as pay stubs or tax returns to ensure potential tenants can actually afford the property.

**4. Exclusive Owner Benefits.** A suite of guarantees specifically designed for your peace of mind and your property protection. It includes everything from ensuring we select the right tenant for your home to our month-to-month property management agreement that doesn't lock you in long-term.

**5. Long-Term Tenants.** To keep your property profitable, we seek long term tenants. Our initial leases start with an 18 to 24 month term that automatically renews annually with a 3% to 5% rent bump. We find that longer leases from the beginning translates into long-term commitments and a more stable tenant who becomes part of the community and is more likely to stay for several years.



*Atlanta Area Property Management knows that selecting the right company to manage your asset is crucial to the success and profitability of your investment. Selecting the wrong property management company can cost you thousands.*

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**6. Powerful, Owner-oriented Lease.**

Our attorney-approved lease is specifically designed to mitigate owner risk protecting you and your investment. Our lease is a result of the many years of dealing with tenants and their shenanigans. We stay away from standard form leases used by most management companies that offer limited owner protection.

**7. State-of-the-art Software.** We utilize the industry's best property management software system which provides you with detailed monthly statements outlining all activity in your account. You'll have access to your account through an owner's portal anytime and anywhere. Your tenant will also have access to a portal where they can make rent payments and submit repair requests at any time, day or night, weekends and holidays.

**8. Our Own Company Contractors.** To keep repair and maintenance costs low, we have our own handymen and contractors. We found that most independent companies don't like to do small jobs so they add up-charges, trip fees, plus after-hours and emergency charges to get the price up. Using our own crew, we are able to provide our great price and service for a small repair on Christmas Day as we do during the regular work week.



**9. Tenant Amenities Program.** Our tenants are required and are automatically enrolled in the Tenant Amenities Program which not only benefits the tenant but also benefits you. Tenants cover the cost and it includes payment reporting to the credit bureaus, an online portal with a multitude of payment options, front-door delivery of dated furnace filters, and renters insurance covering tenant personal property and owner asset protection.

**10. Only Property Management.** Although we are licensed Georgia real estate agents, we do not handle any "buy/sell" real estate activities. Our business is centered around property management in order to avoid any conflict of interest or being distracted by large commission opportunities. Property management is our only business - not a side activity to hold us over when the economy gets tough. Because we only focus on property management, we are incented to rent your home as quickly as possible at the highest possible rent with the best possible tenant!

# PRICING AND FEATURES

Fair and transparent pricing with no hidden fees

Pricing plans to meet your goals

Levels → ↓ Features	Premium	Premier	Prime
<b>MANAGEMENT FEE</b>	10% <small>Only charged on rent we successfully collect Minimum of \$150</small>	8% <small>Only charged on rent we successfully collect Minimum of \$120</small>	\$100 <small>Paid every month even while vacant</small>
<b>SET UP FEE</b>	\$0	\$100	\$150
<b>LEASING FEE</b>	1 Month's Rent	1 Month's Rent	1 Month's Rent
<b>LEASE RENEWAL FEE</b>	\$150	\$350	50%
<b>Marketing and Tenant Procurement</b>			
Custom Rental Analysis	√	√	√
Pre-Leasing Inspection	√	√	√
Rent Ready Coordination	√	√	√
Professional-Quality Photos	√	√	√
Maximized Marketing	√	√	√
Showings and Open Houses	√	√	√
Tenant Screening	√	√	√
Pet Screening	√	√	√
18 to 24 Month Lease Terms	√	√	√
Lease Preparation and Signing	√	√	√
Move-In/Move-out Inspection	√	√	√
<b>Professional Management</b>			
Rent Collection	√	√	√
Billing & Rent Distribution	√	√	√
24/7 Maintenance Handling	√	√	√
Maintenance Coordination	√	√	√
Lease Enforcement	√	√	√
Direct Deposit Owner Payments	√	√	√
Security Deposit Reconciliation	√	√	√
Tenant and Owner Portals	√	√	√
Online Document Respository	√	√	√
Exclusive Owner Guarantees	√	√	√
HOA Registration	√	√	\$25
Monthly statements	√	√	\$5 monthly
Drive By Inspections	√	\$25 each	\$50 each
Utility Management	√	\$10 each	\$20 each
1099's and Year End Statements	√	\$25	\$50
Condition Inspection	\$125	\$150	\$175
<small>Restrictions apply - subject to change</small>			

No money paid upfront

Fees are paid after the tenant moves in

# ***ADDITIONAL FEE SERVICES***



From beginning to end, we handle everything it takes to keep your property looking great and your rental property full. We strive to provide you with the best management services available, and we do this with our professional and experienced staff.

## **TENANT PLACEMENT ONLY - 1 months rent**

**You manage the property and we secure a great tenant**

## **RESCUE ME - 50% of 1 month's rent to start**

**We take over management with your existing tenant**

- **Vacant home utility management and transfer**
- **Section 8 and building code inspections**
- **Pet inspections**
- **Maintenance coordination and invoice management**
- **Specialty reports and delivery**
- **Vendor bids and estimates**
- **Lock changes and re-key**
- **Remodel updates and major repairs**
- **Lawn sprinkler winterization**
- **Lawn maintenance and yard clean-up**
- **Furnace filter delivery**
- **Home warranty coordination**
- **Pest control and termite inspection coordination**
- **Gutter cleaning**
- **Eviction insurance and rent payment**
- **Express rent funding**

**... and many other services**

# Free

# Rental Analysis

**Atlanta Area Property Management Rental Analysis**  
Bruce Coleman  
March 17, 2021  
Atlanta Area Property Management

**624 Oaksdide Place**  
MLS #6797004  
\$1,550  
3 Beds 3.00 Baths  
1,624 Sq. Ft.  
Year Built 2016  
Days on market: 18

**609 Oaksdide Place**  
MLS #6792560  
\$1,500  
3 Beds 3.00 Baths  
Year Built 2014  
Days on market: 8

**Map of Comparable Listings**

Detailed analysis with graphs, photos, and addresses

Accurate

Variety of sources

**Public Record Data**  
7070 Roswell Road Northeast  
Property Size: 1,489 sq. ft.  
Bedrooms: 2  
Baths: 2  
Year Built: 1964  
Property Use Group: Residential


**Area Census Trends**  
COUNTY TRENDS BY BEDROOM & TYPE

**Comparable for Rent Properties**

**Rental Property**

# MAXIMUM MARKETING

**MLS**




**Residential Lease**  
**FMLS #: 6888221**   **Broker: PMAA01**   **Area: 31**  
**3225 Forrest Hills Drive**  
**City: Atlanta**   **State: Georgia, 30354-1257**  
**County: Fulton**   **Lake: None**  
**Subd/Comp: Forrest Hill Park**  
**Unit #:**

Lvls	Bdrms	Baths	Hlf Bth
Upper	0	0	0
Main	3	2	0
Lower	0	0	0
<b>Total</b>	<b>3</b>	<b>2</b>	<b>0</b>

**Subtype:** Single Family Residence  
**Levels/Stories:** 1  
**Year Built:** 1960  
**Acres/Source:** 0.1808 / Public R  
**Const:** Brick 4 Sides  
**Arch Style:** Bungalow

**List Price: \$1,700**  
**Rent Price: \$1,700**



**Directions:** I-75 to Cleveland. Stay on Forrest Hills.

**Public:** Newly remodeled darling bungalow in the heart of Hapeville within minutes to Jonesboro, tons of restaurants, and entertainment. This gorgeous 4-sided bungalow with single-car carport and an entrance directly to the kitchen. This home features laminate in the the bathrooms and kitchen, updated lighting, stainless steel appliances, tankless water heater, and more! When you enter from the carport, you'll be greeted by a block countertop, brushed nickel hardware, updated lighting, a stackable washer/dryer, a large closet and a newly remodeled master bath with a gorgeous tiled shower. The bath has a tub/shower combo with a new vanity and a full size toilet. The large closet and a newly remodeled master bath with a gorgeous tiled shower that share a full bath. The bath has a tub/shower combo with a new vanity and a full size toilet. The large closet and a newly remodeled master bath with a gorgeous tiled shower that share a full bath. The bath has a tub/shower combo with a new vanity and a full size toilet.

**FEATURES**

**Bedroom:** Master on Main, Other  
**Master Bath:** Shower Only, Other  
**Kitchen:** Breakfast Bar, Cabinets Other, Other Surface Counters, View to Family Rm  
**Dining:** Great Room, Open Concept  
**Laundry:** In Kitchen, Main Level  
**Rooms:** Other

**Accessibility:** None  
**Appliances:** Dishwasher, Dryer, Electric Range, ENERGY STAR, Range Hood, Refrigerator, Tankless Water Heater  
**Basement:** None  
**Community:** None  
**Cooling:** Central Air  
**Dock:** None  
**Electric:** None  
**Exterior:** Private Front Entry, Private Rear Entry, Rear Porch  
**Fencing:** None  
**Fireplace #:** 0  
**Fireplace:** None  
**Flooring:** Hardwood, Laminate  
**Grm Bld Cert:** None  
**Grm Efficiency:** None  
**Grm Gen:** None  
**Heating:** Central, Forced Air, Natural Gas  
**HERS Index:** None  
**Horse Amen:** None  
**Interior:** Walk-In Closet(s), Other

**Tax ID: 14-0094-0007-069-6**  
**Tenant Pays:** Cable TV, Electricity, Gas, Grounds Care, Insurance, Maintenance, Water  
**Lease Term:** Other  
**Deposit:** 1700  
**Move In Fee:** \$125  
**Furnished/Unfurnished:** Unfurnished  
**On Market Date:** 05-24-2021  
**Buyer Agency Compensation:** 250\$  
**Rent Agent:** Sarah Becker  
**Rent Office:** Atlanta Area Property Management, Inc.  
**Closing Date:** 06/13/2021

**Man:**  
**Avail:**  
**Rese:**  
**Mov:**  
**Pets:**  
**Orig:**  
**Rent Off:**  
**Lease P:**

**Homes.com** Search by Location



**\$1,600**  
3 Beds | 1 Bath | 1,102 Sqft  
252 S Fairground Street Se, Marietta, GA 30060  
Listed by Sarah Becker

**Updated 3-Bedroom House In Fraiser**  
Recently updated ranch home with 3 bedrooms and 2 baths just off Fairground in the heart of Marietta is now available. This darling home is situated between the 120 Loop and Roswell St - only a mile from the Marietta Square where you can enjoy the festivities, music, restaurants, and entertainment year round. This home has plenty of parking in the back with a shed for outdoor equipment. There is a patio area which is perfect for those summer BBQ's. Entering this beautiful home from the front door leads you into a covered porch and then entry into the large living room. There is a separate dining room and the kitchen has stainless steel appliances, granite counters, and pearl white cabinets. There is a large laundry/mud room with a back door to the patio area. The hall bath has been updated with a new vanity and tiled tub/shower. There is a bedroom toward the front of the home and another bedroom that could be used as a playroom or office. A 3rd room has storage and a full bath with updated vanity and tiled shower. The playroom/office/bedroom is a pass-thru room and could be used as part of the master. There are hardwood and ceramic tiled floors throughout. We are seeking long-term tenants with at least that is 2 years minimum to start.  
See Less >






**\$1,600**  
3 Beds | 1 Bath | 1,102 Sqft  
252 S Fairground Street Se, Marietta, GA 30060

**Request Info**

Call to ask about this home today!  
(678) 224-1705

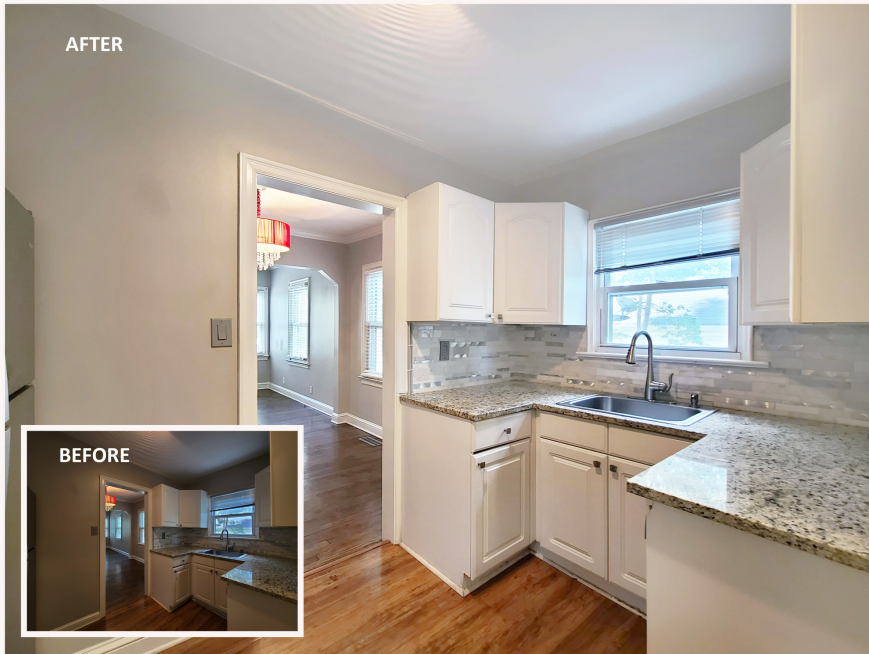
Contacts 47

bedroom, 3.5 bath home in situated in Bridgegate Subdivision in the Walton HS. This home is located just off Upper Loop, less than a mile from the 120 Loop, I-75, Marietta Square, and lots of restaurants, bars, and entertainment. This home has a grand 2-story foyer with an elegant tile floor. Off the foyer is a formal living room with a fireplace and a large kitchen with a granite countertop connected to a large kitchen island. The kitchen has granite countertops with maple cabinets and a breakfast bar. There is a breakfast bar and a single french door to the large deck. The laundry room comes with a full size washer and dryer. There is a guest bath close to the garage with a roll-away awning and overlooks the backyard with play area. On the upper level, there are 2 additional bedrooms that share a master. There is a large master with a spa-

Listed in all the major rental websites  
Sales-quality photographs  
Agent-accompanied showings only

# MAXIMUM EXPOSURE

# Professional Quality Photographs



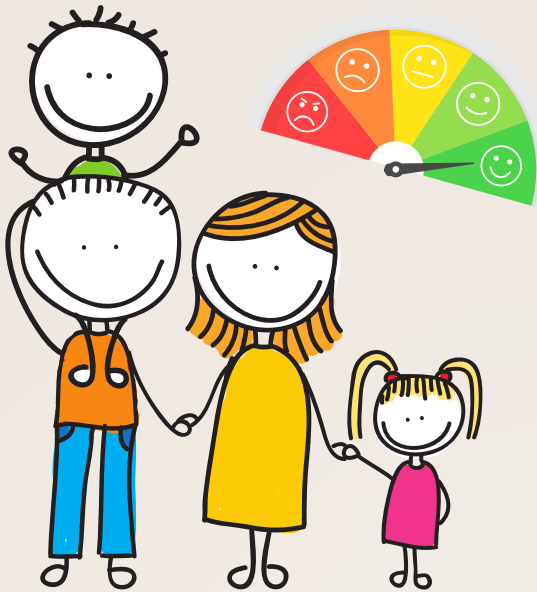
We only take high quality photographs and it's included as part of our marketing program

We process a minimum of 50 photos from various angles that put a shine on your rental

We post as many photos of your rental as the rental websites allow.







# EXTENSIVE TENANT SCREENING

Income  
Employment  
Landlord Verification  
Credit History  
Eviction Check  
Criminal Background

Bankruptcy  
Public Records  
Sex Offender Check  
Collections History  
Pre-Qualifications  
Pet Verification

## ONLINE TENANT AND OWNER PORTALS

ACH, recurring, and credit card payments  
Maintenance requests submission  
Leases, inspections and other documents  
Monthly and Annual Statements



## SUPERIOR IN-HOUSE MAINTENANCE CREW

Our own crew that works only on  
the properties we manage  
24/7 service  
Repairs and preventative maintenance  
Very competitively priced

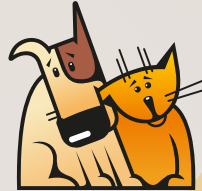
# OWNER BENEFITS

(some conditions apply)



## TENANT PLACEMENT GUARANTEE

If we lose a tenant that we place, we will secure the next tenant for FREE.



## PET DAMAGE GUARANTEE

We cover pet damage to your home over and above the tenant security deposit amount.



## PM CONTRACT PROMISE

We earn your business every day so our management agreement is month to month.



## 30 DAY RENTAL GUARANTEE

We will have your property rented within 30 days or your 1st month of management is free.



## NO MONEY UP FRONT

You don't pay our leasing fee until we have a signed lease and money paid by the tenant.



## ON-TIME RENT DEPOSIT

Your rent payment will be direct deposited within 15 days of receipt.



## TENANT AMENITIES

Tenants are automatically enrolled in our Amenities Program that includes HVAC filter delivery, renters insurance and asset protection, pest control, identity theft protection, credit reporting, multiple payment methods, recurring online payments, tenant portal and utility assistance. Both you and the tenants benefit from these valuable features.



# MAKING YOUR PROPERTY READY TO RENT

**A fresh start to a new lease means getting your property sparkling and ready to rent for your next tenant.**



**Rent-ready means your rental property is in the perfect condition for new tenants to move in. The sooner your property is rent-ready, the sooner you can start collecting rent. Properties that are not show-ready will sit on the market - and a vacant property is a huge expense.**

**Once a lease ends and your tenants vacate, the home needs to be cleaned and repaired or remodeled as quickly as possible. As tempting as it is, avoid the urge to market your property before it is ready to show.**



**We help you get your property ready to rent. We have our own crew of both general handymen and licensed professionals that can handle everything from HVAC servicing and repairs, plumbing, electrical, painting, flooring, roofing, general repairs, and deep cleaning, just to name a few.**

**Need more than an update? We can do that too! Just ask us about our Rent-Ready services.**

# *What our clients say about us*

We strive to provide both our Owners and our Tenants with the best service possible. Their opinions matter to us!

★★★★★ **Abby Keeker C:**

Atlanta Area Property Management has helped me increase the profitability of my rentals. They put in better renters and my costs have gone down. Definitely understands investment property.

★★★★★ **Carolee Larsen:**

I can't say enough good things about Atlanta Area Property and Management! When people ask me about rentals I tell them that the secret to success is great property management, and give them the number of AAPM. I give this company my highest recommendation.

★★★★★ **Yaseen Sajjad:**

Kathy and her team do a wonderful job representing and managing property. As a out of state property owner, I wanted a reliable and I professional team to manage my property. After discussing my situation with Kathy, I knew I would be in safe hands with her team.

★★★★★ **Elyssa Bernard:**

Truly excellent service by Atlanta Area Property Management. This is one of the most responsive, most professional organizations I've ever had the pleasure of dealing with. I highly recommend them!

★★★★★ **Thomas Dominique:**

The team at AAPM are really awesome! They are very responsive, flexible, and knowledgeable about renting to tenants. We use them to manage two of our properties and they have done a great job not only finding quality tenants but handling and resolving any issues that have come up. I highly recommend working with them!

★★★★★ **Melissa Codio:**

Great experience thus far, very prompt and professional services. If you are looking for a property manager I would highly recommend their services. Kathy stayed on top of every aspect of the process and did not skip a beat.



# Property Management Lifecycle

*As owners of rental property ourselves, we understand that rentals should be profitable, not an expense. In order to keep your investment performing, the property management company you choose should effectively manage your home by balancing the need to secure*

*and retain high quality tenants with the necessity of regular property maintenance and repair while giving you peace of mind.*

## PREPARE YOUR PROPERTY

- Walk through and document
- Identify potential hazards and potential future problems
- Prepare property to rent
- Take photographs, advertise and show

## QUALIFY PROSPECTIVE TENANTS

- Screen: credit report, rental history, employment, income, and background
- Screen: pets
- Verify all statements with actual documents
- Collect reservation fee to hold property

## EXIT WALK THROUGH

- Termination walk through and cure
- Document damages
- Handle security deposit disbursement
- Retain keys and fobs

*Our attention to detail and excellence in customer service has contributed to our high customer satisfaction rating.*

## WRITE LEASE

- Write 18 to 24 month lease with auto renewal and rent bump
- Write all exhibits and addendums
- Perform move-in walk through
- Document condition
- Collect monies and turn over keys

## MONTHLY ACTIVITY

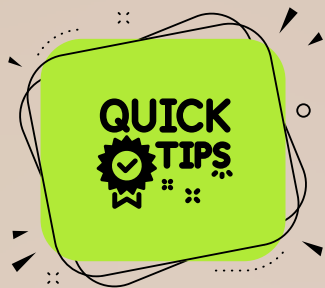
- Portal shows all activity including repair requests
- Monthly and annual statements available
- Direct deposit of rents within 15 banking days of receipt of rent

## ONGOING MANAGEMENT

- Rent collection
- Repairs 24/7
- Lease management, renewals, and enforcement
- Identify, address and correct tenant lease violations
- Drive-by inspections
- Eviction processing

# ATLANTA'S CHOICE FOR PROPERTY MANAGEMENT AND TENANT PLACEMENT

*Maximizing your real estate investment with experience, expertise, and excellence.*



**#1 Never, ever, ever, ever rent to family, friends, friends of family, or friends of friends. They take advantage of you and it is hard to recover.**

**#2 Always re-key your locks before your first renter moves in and between every tenant. You don't know who has keys and this could be a huge liability for you.**

**#3 Update your property and do a good job but remember that you are not going to live there. Make it nice and ensure it meets local and county code requirements but weigh the update costs.**

**#4 Treat your rental like a business ... because it is.**

**#5 When buying rental property, purchase property that rents in the range of \$1000 to \$1500 per month. This is the sweet spot and your home will always get rented quickly.**

**#6 Visit our website for more information about our company and services, testimonials, rental listings, policies, and our blog:**

**[www.AtlantaAreaPropertyManagement.com](http://www.AtlantaAreaPropertyManagement.com)**