



## Atlanta Area Property Management

**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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# 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. Guarantees:**

**Tenant Guarantee.** Getting a great tenant is not easy but we are extremely confident in our thorough tenant screening that we stand behind the tenant with our Tenant Guarantee.

**Pet Damage Guarantee.** Nearly 75% of potential tenants own pets so we recommend that you allow them. We screen pets like we screen tenants - very stringently. Our screening allows us to provide you a pet guarantee that covers pet damage.

**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% rent bump. We find that longer leases from the start ensures long-term commitments and a more stable tenant who becomes part of the community and are 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 Benefit Program.** Our tenants are required and are automatically enrolled in the Tenant Benefit 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!



# Atlanta Area Property and Management

## TENANT GUARANTEE



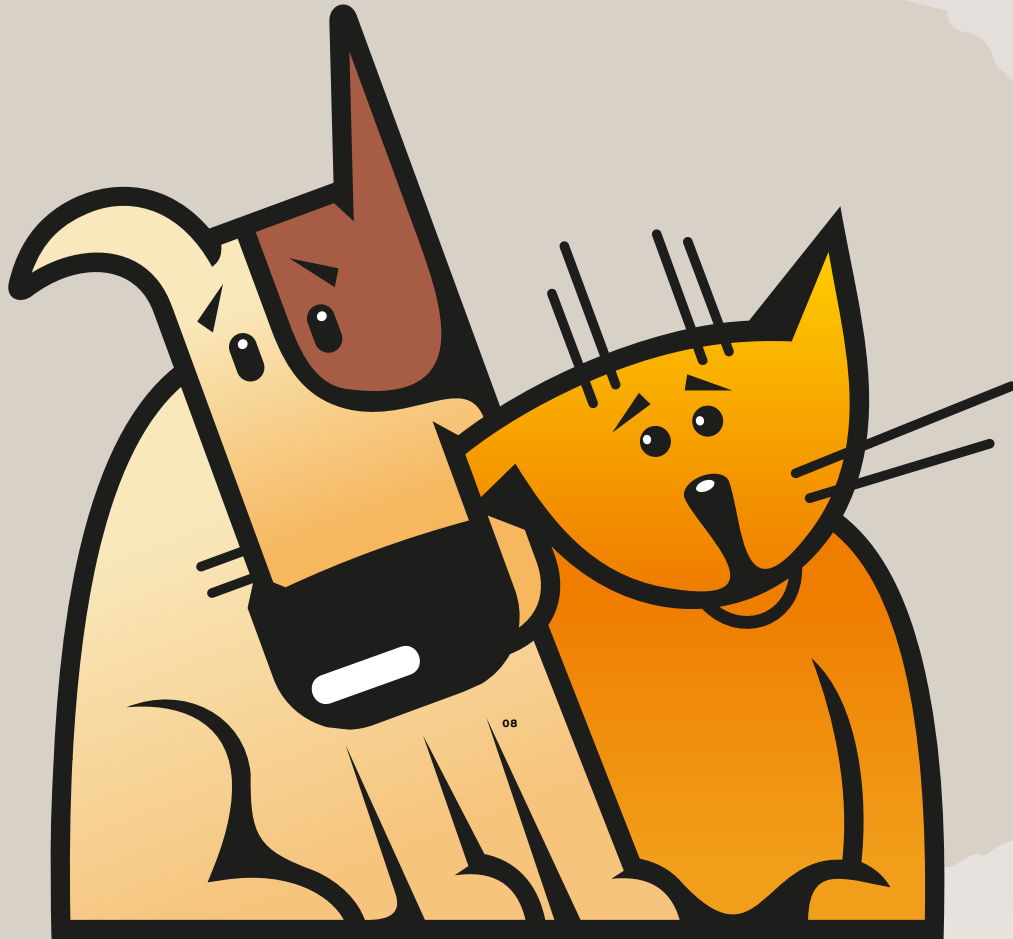
If we must  
evict a tenant  
that we place  
during the  
first twelve  
months of  
that tenant's  
lease, we will  
secure the next  
tenant for  
**FREE.**





# Atlanta Area Property and Management

## PET DAMAGE GUARANTEE



We cover pet damage to your home  
up to \$1,000 over and above the  
tenant security deposit amount.



# 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

*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

## EXIT WALK THROUGH

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

## ONGOING MANAGEMENT

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