



Jennic Property Solutions: 1409 Gracewood Ln Kernersville NC 27284
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We never make money until you make money!

Limited Services Scope of Work **One Month's Rent**

Evaluate the Property

- Perform detailed inspection of the property interior and exterior including photos
- Offer recommendations on repairs and cosmetic improvements that will maximize monthly rent
- Gather Data on rental rates & determine fair market rental value
- Discuss with owners the pros and cons of different policies such as accepting pets, leaving washer and dryer, long term rentals, etc.

Advertise the Property

- MLS – goes to over 25 different websites
- Sign in the yard
- Show the property
- Personally meet the prospective tenants – never give out keys

Qualify the Prospective Tenants

- Get an application
- Conduct background and credit checks
- Credit – Minimum Credit score of 600
- Income – 3 times the rent in gross monthly income.
 - Must include paystubs with application
- Background –
 - No felonies in last 5 years
 - No eviction filings in last 5 years

Prepare All Lease Documents & Collect Monies

- Use only NC State approved leases and documents
- Use any owner supplied addendum's
- Collect Security Deposit – Bank Check or Money Order Only
- Collect First Month's rent – Bank Check or Money Order Only

Limited Services Renewal Scope of Work **\$250.00**

- 90 days prior to renewal date Jennic Property Solutions will conduct a thorough interior and exterior inspection to determine if current tenant is taking care of the property. Includes photos of any and all issues.
- Will Make recommendation on the renewal in the best interest of the owner.
- Will prepare all necessary renewal documents.