

# Right Direction Real Estate & Property Management

## LONG TERM PROPERTY MANAGEMENT OUTLINE

Are you looking to simplify the management of your property while maximizing its potential for profitability?  
Look no further! Our comprehensive property management services are designed to alleviate the stress of property ownership while ensuring optimal returns on your investment.

## What We Do for You

### Rent Collection & Accounting

- Secure online payment system for tenants
- Monthly rent collection and disbursement to owner
- Detailed monthly and annual financial statements
- 1099 preparation for tax purposes

### Tenant Relations & Retention

- Act as the primary point of contact for tenants
- Enforcement of lease terms and community rules
- Conflict resolution and tenant communication
- Lease renewals and rent increase evaluations
- Focus on long-term relationships to reduce turnover

### Property Maintenance & Repairs

- 24/7 tenant portal for work orders
- Coordination of repairs with trusted vendors
- Preventive maintenance recommendations
- Emergency repair handling
- Regular property check-ins to ensure tenant compliance

### Legal Compliance & Protection

- Compliance with Florida Landlord-Tenant laws
- Delivery of notices when required (late rent, lease violations, etc.)
- Guidance on security deposit handling
- Coordination with legal professionals if eviction becomes necessary

### Owner Communication & Support

- Direct access to your property manager
- Regular updates on property performance
- Transparent fee structure with no hidden charges
- Worry-free cancellation policy if your plans change

### Our Fees:

At Right Direction Real Estate & Property Management, we believe in keeping fees simple and fair. That's why we charge a flat monthly management fee of \$150, with no hidden costs or surprise add-ons.

- Flat Fee Structure – \$150 per month, deducted from collected rent.
- No Fee While Vacant – We don't collect a management fee if your home is unoccupied.
- No Incentive for Late Rent – If a tenant pays late, we do not take a portion of late fees. Our focus is on keeping rent paid on time, not profiting from delays.
- First Month Free – If you use us to list your property, we waive the management fee for the first month.

This approach ensures that our interests are aligned with yours: keeping your property occupied, rent collected, and tenants happy — without nickel-and-diming you along the way.

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# FAQ:

## **Is there a fee to transfer my property from one property management company to Right Direction Real Estate & Property Management?**

At Right Direction Real Estate & Property Management, we understand that transitioning between property management companies can be daunting. That's why we offer a seamless transfer process with no additional fees. Our dedicated team will handle all aspects of the transition, from liaising with your current manager to ensuring a smooth transfer of paperwork and escrow funds. Your tenants will be informed of any changes, and if necessary, we'll facilitate the signing of a new lease. Your peace of mind is our priority.

## **How many inspections are done on my home per year and is there an additional charge to complete more if requested?**

Enjoy peace of mind knowing that with Right Direction Real Estate & Property Management, your property is cared for proactively. We conduct 2 thorough home inspections annually, included in our management fees. These inspections are comprehensive, complete with detailed notes and accompanying pictures, presented in an easy-to-understand report.

Moreover, our commitment to your investment extends beyond scheduled inspections. Every visit to your property, for any reason, includes a visual assessment. We ensure your tenant is maintaining your investment to the highest standards, identifying any potential damages or lease breaches promptly.

In addition to regular inspections, we offer Post-Storm inspections to promptly address any weather-related concerns. During our routine travels throughout the community, we make it a point to drive by the homes we manage as often as possible to keep an eye on their exterior condition. These quick drive-by checks help us spot potential issues early, allowing us to get ahead of problems before they lead to damage or costly repairs.

## **Speaking of storms, what do you do when a named tropical system is approaching our area?**

Rest assured, when it comes to storms, Right Direction Real Estate & Property Management has you covered. Our office goes into storm mode, proactively notifying all tenants of their responsibilities and duties. In most cases, tenants are responsible for safeguarding the property with shutters provided by you, the owner.

To ensure compliance, we conduct pre-storm drive-bys to verify that shutters have been installed. Should tenants require assistance with shutter installation, or if the property is vacant, our team offers installation services for a nominal fee.

Following the storm, our thorough inspection assesses any potential damage, prioritizing the safety and integrity of your property. We also ensure that shutters are promptly removed in accordance with local codes, maintaining compliance and peace of mind for all parties involved.

## **Do you help with evictions?**

In the rare event that eviction becomes necessary, you can count on Right Direction Real Estate & Property Management to guide you through every step of the process. We'll assist with posting the necessary notices prior to initiating court-ordered eviction proceedings.

As the property owner, you retain full control over the eviction process. You'll decide when and if we proceed with filing through the court, and we'll respect your decisions every step of the way. Should you choose to move forward with filing, we'll provide comprehensive assistance throughout the entire process, ensuring it's handled efficiently and effectively.

Furthermore, any filing fees incurred can be deducted from the tenant's security deposit, minimizing any financial burden on your end. With our expertise and support, navigating the eviction process is as seamless as possible.

## **Can I use my home warranty or any company I want to for work done to my house while under your management?**

Absolutely. When you entrust us with the management of your home, you're in capable hands every step of the way. We take care of overseeing all necessary work, leveraging our extensive network of local professionals to ensure top-notch service.

Thanks to our longstanding relationships and the volume of business we refer, we often secure discounts on services for our clients. However, we value your preferences. If you have an existing relationship with a service provider, simply let us know, and we'll ensure your preferred provider is utilized.

This extends to any home warranty service you may have. Your satisfaction and peace of mind are paramount to us, which is why we always respect your choices and preferences. Your home, your rules. Only in the rare event of an absolute emergency will we proceed with work without your explicit permission, prioritizing the prevention of further damage and your property's well-being.

Let us know if you have any other questions.

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