

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.

Services Provided:

- **Tenant Screening:** We are a full service Real Estate company so we can handle listing your property. Outside of the property management agreement, a listing agreement will be signed to secure a well qualified tenant that you approve. We meticulously screen potential tenants to ensure reliable and responsible occupancy, minimizing the risk of late payments and property damage.
- **Rent Collection:** Say goodbye to chasing after rent payments! We handle rent collection promptly and efficiently, providing you with a hassle-free income stream.
- **Property Maintenance:** From 2 routine inspections per year to emergency repairs, our team ensures that your property remains in top condition, preserving its value and appeal.
- **Marketing and Advertising:** Utilizing cutting-edge marketing strategies, we attract quality tenants quickly, minimizing vacancies and maximizing your rental income.
- **Financial Reporting:** Stay informed about your property's performance with detailed financial reports, accessible at your convenience. We will hold any and all security deposits and advance rents in our non-interest bearing Florida governed escrow account to ensure safe keeping and proper distribution when needed.

Our Fees:

We believe in transparent pricing with no hidden costs. Our fees are competitive and structured to align with the value we provide. We provide top notch management at a flat fee of \$150/mo. We do offer a discount of \$130/mo for owners with multiple homes on the program. There is no management fees collected on months the home is vacant and we will not collect a management fee on the 1st month of a new lease if commission is paid to Right Direction Real Estate & Property Management. Our goal is to keep a good tenant in your home as long as possible so we never charge you for renewal leases.

Cancellation Policy:

While we strive for long-term partnerships with our clients, we understand that circumstances may change. Our cancellation policy is designed to provide flexibility and peace of mind. We require 30 days notice and one months penalty for cancellation for a home that is tenant occupied. There is no penalty while home is vacant.

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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 two 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. Should you require additional inspections, we're at your service for a nominal fee of \$50. Safeguarding your property is our top priority, every step of the way.

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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