





# RENTAL PROPERTY MANAGEMENT SERVICES

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## OVERVIEW

AuroraHouses presents its proposal for rental property management, aimed at elevating your satisfaction. Our expertise in rental property management and tenant placement has earned us a superb reputation and satisfied clients. Allow us to handle your rental properties while you focus on your life goals. We are dedicated to providing top-notch services.

## AREAS SERVED

Lower Mainland: Vancouver, Burnaby, Surrey, Langley, Tri Cities and Maple Ridge

## OBJECTIVE

**Maximize rental income:** Our team strives to maximize rental income by efficiently managing properties and reducing vacancy rates.

**Ensure tenant satisfaction:** We prioritize the satisfaction of tenants by addressing their needs promptly and maintaining the properties to high standards.

**Streamline property management:** Our aim is to simplify the property management process for our clients by providing comprehensive and efficient services, from tenant placement to maintenance and repairs.

## WHY US

**Comprehensive market knowledge:** Our strong understanding of greater Vancouver communities, rental rates, and vacancy rates sets us apart and allows us to provide informed recommendations to landlords.

**Personalized approach:** Our team takes a personalized approach to property management, tailoring our services to meet the unique needs and goals of each landlord. This approach sets us apart from other property management companies that offer one-size-fits-all solutions

## PROPOSAL

Our company is dedicated to providing exceptional service, with a strong emphasis on attention to detail and customer satisfaction. Our goal is to make the rental process as smooth and stress-free as possible for you, so you can enjoy peace of mind and the benefits of owning a rental property.

We take pride in our exceptional customer service, and we are committed to building strong relationships with our clients. One of the ways we do this is by going the extra mile for our customers. For example, we work hard to find reputed contractors with excellent ratings and the best prices in the market. This ensures that your property is well-maintained, while also maximizing your return on investment.

Another aspect of our service that sets us apart is our commitment to timely communication. We understand that communication is key in any relationship, and we believe it is especially important in rental property management. That's why we always respond promptly to your inquiries, so you always know what's going on with your property.

### **Our tenant placement services include:**

- Screening and selection of responsible, reliable tenants
- Preparation of rental agreements and paperwork
- Coordination of move-in and move-out processes

### **Our monthly property management services include:**

- Rent collection and payment disbursement
- Quarterly property visitations to check on condition assessment.
- Maintenance and repair coordination
- 24/7 emergency support
- Timely and accurate financial reporting

## OUR SERVICES

The below table outlines the comprehensive range of services we offer to our clients when they entrust us with the management of their rental properties:

Our Services	Tenant Placement	Monthly Management
Tenant Credit & Background Assessment	X	
Property Marketing	X	
Marketing Expense Coverage	X	
Virtual Home Staging-Vacant Properties	X	
Property Tours	X	
Tenant Application Processing	X	
Tenant Interviewing	X	
Reference Verification	X	
Invoice Validation	X	
Lease Agreements Compliant with RTA	X	
Damage Deposit Acquisition	X	
Move-In Assessment	X	
New Tenant Familiarization	X	
Rental Income Collection		X
Contractor Scheduling and Supervision		X
Round-the-Clock Tenant Assistance		X
Tenant Administration		X
Strata Communication		X
Move-Out Assessment		X
Expense Billing and Invoicing		X
Monthly Financial Statements		X
Annual Accounting Services		X

## FEE STRUCTURE

Services	Fee
Tenant Placement (One Time)	100% of First Month
Monthly Management (Monthly)	8% of Monthly Rent

## CONCLUSION

We are confident that our combination of comprehensive services and commitment to customer satisfaction makes us the best choice for your rental property management needs. Please don't hesitate to reach out if you have any questions or to schedule a consultation.

Yours truly,

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