



We're It...Your Dependable Choice for Property Management



## WHO WE ARE

TAG Properties is owned and operated by local real estate investor Sarah Coupland, who has been investing in residential properties in Northumberland since 2007.

Being an active real estate investor, Sarah intimately understands the struggles and motivations of her clients. She is adept at acquiring quality tenants and has developed extensive property management systems for managing the day-to-day maintenance of buildings.

In 2013, Sarah opened TAG to provide property management services and joint venture opportunities to other investors. TAG currently manages almost 200 units in Northumberland, handling not only tenant relations, but also facilitating renovations, repairs, and day-to-day operations. The team includes staff who focus on bookkeeping, tenant placement, property management and paralegal services.



## RENTAL PHILOSOPHY

At TAG Properties, we strive to treat all of our tenants as we would want to be treated. We encourage an open dialogue with tenants to develop long-standing relationships ensuring that they are happy, satisfied and feel comfortable approaching us with any issues or questions. We have an extensive team of contractors which allows us to action repair and maintenance issues quickly to help keep our tenants happy.

We apply the same open dialogue approach with our owners, keeping them aware of what is happening with their property and their tenants. Our clients access their own online portal to view documents, work orders, financials and to keep connected with TAG.



## SERVICES WE OFFER

We customize our services to your needs, whether you need complete property management or just need help finding tenants.

### Here's what we do:

- Advertise and show units
- Collect applications and screen prospects
- Select tenants and complete paperwork
- Collect rent and keep records of tenant status
- Tenant relations-handling complaints and requests
- Routine inspection of property
- Day-to-day maintenance of property
- Prepare and serve notices
- Plan and oversee renovations and repairs
- Other duties as required



[info@tagproperties.ca](mailto:info@tagproperties.ca)

**1-888-560-5515**

[www.tagproperties.ca](http://www.tagproperties.ca)



# Complete Property Management

## With complete management we take care of everything!

- Collect and deposit rent into your account
- Manage tenant relations
- Deal with complaints and issues
- Arrange for maintenance and repairs
- Perform scheduled routine inspections
- Find new tenants
- Place the ads
- Show units
- Screen applicants
- Handle the paperwork

### \*Pricing:

- 10% for rental values \$2000 and under
- 9% for rental values \$2001 to \$10K
- 8% for rental values over \$10K

A tenant placement charge of 50% of 1 month's rent is applied for vacancies within 3 months of contract start date. After the 3 months, tenant placement is included.

## A la carte Services

### FINDING TENANTS

When it comes to tenant placement, we will do the heavy lifting! Let us find suitable tenants for your rental.

Fees include:

- Taking pictures
- Posting online ads (kijiji, Facebook, TAG website)
- Conducting showings
- Tenant screening
- Lease creation & signing
- Lawn Sign
- Deposit collection

We'll find you great tenants without the hassle!

#### \*Pricing

100% of 1 month's rent

Add a move-in inspection for \$50

*\*Pricing and terms are subject to change at any time.*

### SERVING NOTICES & EVICTION

Having tenant troubles? Let us handle the eviction for you.

#### \*Pricing

Preparation and service of N4 for non-payment of rent \$50.00

Preparation and service of L1 for non-payment of rent \$75.00

Attendance at ORHT hearing \$350.00

Filing of Termination Order with the Enforcement Office \$50.00

Attendance at property during eviction \$75.00

*Above pricing does not include taxes, locksmith services, or costs assessed for filing.*

### RENOVATIONS & REPAIRS

Is your property in need of updating but you don't have the time organize renovations or repairs?

With 10 years' experience in apartment renovations we can help!

We offer full renovation coordination for your rental property working with your trusted trades professionals or ours, the choice is yours.

#### \*Pricing

Determined on a per-job basis

### JOINT VENTURE OPPORTUNITIES

As successful real estate investors with several years experience, we are now offering our expertise to others in partnership opportunities.

We locate and analyze deals and then carry out the project management and continued property management. You (our investor/partners) benefit from the great returns of owning rental real estate.

We can help you find that perfect investment property or discuss purchasing a property you are looking to sell.

#### \*Pricing

Call to discuss current opportunities

**Call today for a quote tailored to your specific property needs!**

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