



FLUID PROPERTY MANAGEMENT, LLC

MANAGEMENT THAT'S FLUID

PROPOSAL

“Protecting one’s investment.” Most people have separated the idea of their “investment” from that of “management,” but we believe the two are one and the same.

–Brandon Turner

The Common Problems

- * Lack of personal real estate investor knowledge base
- * Not placing relationships and communication as a priority
- * Nickel and Dime up-charging
- * Sub-par seamless technology
- * Lack of transparency to owners and tenants
- * Not keeping up with market trends and research
- * Have cracks, or lacks of a vetting process resulting in possible future issues
- * Utilize in house, non-licensed maintenance technicians, with no transparency of costs

Our Solution

- * Strengthening relationships with trusted contractors, tenants, owners and servicers
- * Selecting the most convenient ways of communication
- * Transparent flat rate fees
- * Research-based market trends
- * We are real estate investors who understand from experience what it takes to be successful
- * We fully vet each applicant and stick to the criteria outlined and agreed upon
- * Utilize only licensed technicians. Upload all receipts into owners portal for transparency and bookkeeping practices



GREAT PROPERTY MANAGEMENT...

is not just a way to protect an investment from failure, and to help it grow more valuable each passing year. It is about giving families and friends a beautiful and secure place to stay, while knowing we have their backs.

We plan on doing both!

COMPETITORS

	Fluid Property Management	Others
Onboarding fee	Yes	Yes
Maintenance Call Fees	No	Yes
*Eviction Fees	No	Yes
RE Investors	Yes	No
New Lease / Tenant Fee	Flat rate 100.00	50-70% one month rent
Early Termination Fee	No	Yes

* We do not charge extra to submit required documents, personal statements or records for evictions process. We stand by our tenant qualification vetting processes.

Our simplified fee structure



Management Fee = 10%

- Inspections
- Maintenance
- Accounting
- Management
- Vender and Tenant Communications
- Much more...



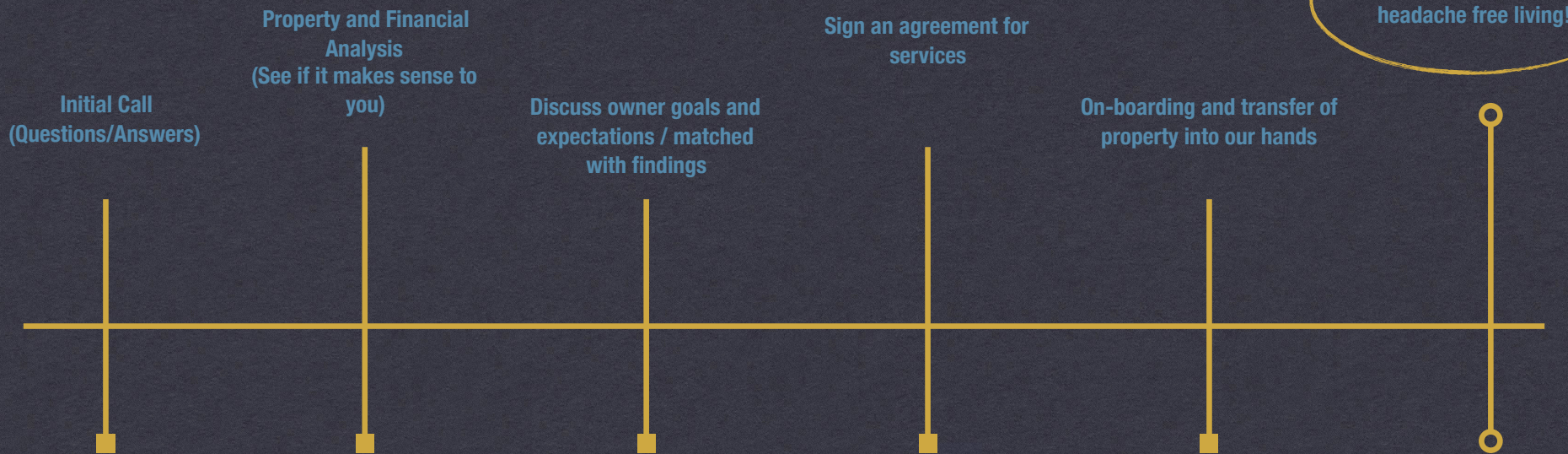
Leasing Fee = \$100.00

- Lease and Documentation
- Initial Inspections
- Listing Property
- Showings and Screenings
- Coordinations
- On-boarding Tenants
- Much more...



On-Boarding Fee = \$120.00

- Account Setup
- Property Evaluation
- Financial Evaluation
- Handover and Inspections
- Documentation and Agreements
- Much more...



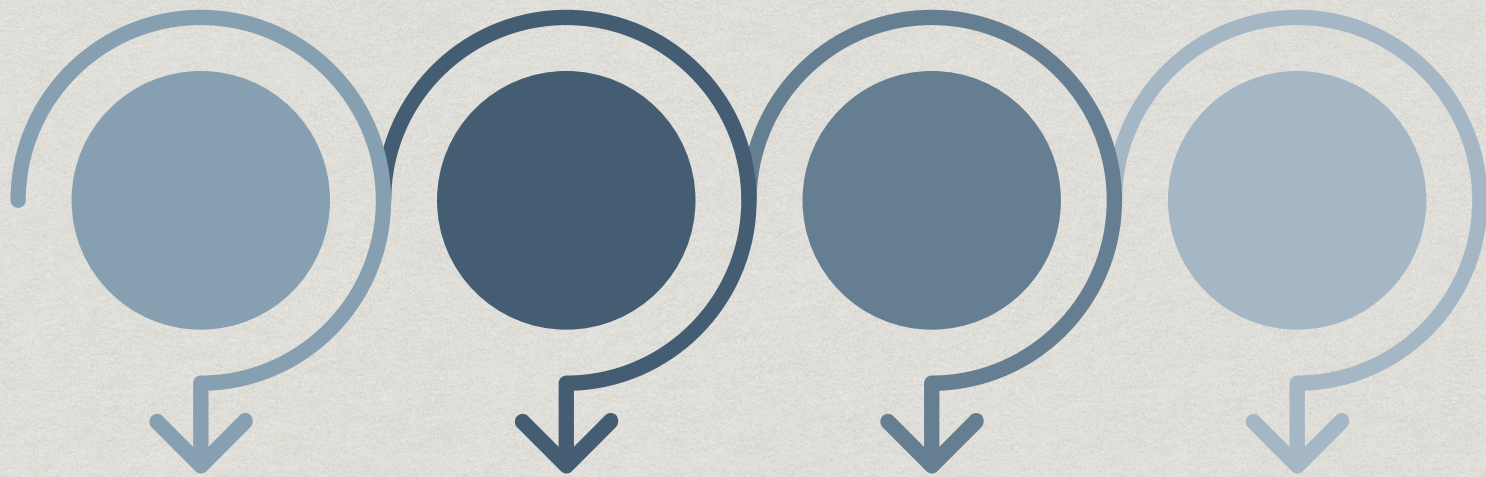
★ We will credit up to 200.00 early termination fee from your last property manager to switch.

✔ Cancel anytime with 45 day notice, no termination fees!
We believe in what we do.

OUR PROCESS

OWNER ON-BOARDING

Our commitments



Leasing

Maintenance

Technology

Peace of Mind

LEASING

- * Weekly updates of leads, applications and showings
- * Notification of lease signage
- * Annual renewal analysis (Strategies/Goals)
- * Clear communication with prospects
- * Walk through tenant on-boarding and portal instructions



MAINTENANCE

- * 6-month preventive maintenance inspections (HVAC filters, Smoke Alarms, Plumbing etc...)
- * Owner approval of non-emergency repairs (\$300.00)
- * Invoices with no markups or added management fees, uploaded for transparency to your portal
- * All vendors are licensed and insured
- * Emergency work orders prioritized and owner notified when we are
- * Move in and move out pictures



TECHNOLOGY

- * Owners have ability to view their property data 24/7, by mobile app or internet.
- * Tenants have access to tenant portal
 1. Fast and easy secure rental payments
 2. Auto-Pay enabled
 3. Attach images and work orders at the click of a button
 4. Instant messaging to management
- * Owners Portal
 1. View rent in real time
 2. Access to invoices, accounting reports and 1099s in real time
 3. Instant communication when needed



PEACE OF MIND

- * 24/7 access to financial reports and receipts for transparency
- * Non-emergency repairs will be completed without interrupting your day (with an Agreed upon cap)
- * We have built strong vendor relationships
- * A good property manager will save you money over time by finding the right tenants and managing all aspects of your landlord-tenant relationships.
- * If you aren't happy with our services, you are not under any contractual agreement like many other PM companies

And much more!



THANK YOU FOR CONSIDERING US!

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If not already, Please review and download the frequently asked questions document. Located on our "Contact Us" page.