

Rentals 4 NoCo Property Management Services

Consultation (if needed...)

First part would be discussing the rental and answering all questions you may have. What are you looking for in a property management company? What does Rentals 4 NoCo offer? Currently, we are offering an 8% monthly management fee, plus a \$95.00 sign on and renewal fee. We like to keep everything simple, no hidden fees, very straightforward. The \$95.00 sign on fee and a \$95.00 turnover fee is between Tenant's, or if a Tenant renews yearly. Rentals 4 NoCo services all of the Northern Colorado area - east of the Rockies!

Turnover

We have professional vendors that will ensure your home is in rent-ready condition, if needed. We will personally monitor the vendors during the process, and all vendors must provide current proof of insurance. There will never be a markup on a vendor bill. Owner's are given direct copies through their online portal access through the property management software.

Marketing

Photos are the first opportunity to attract a Tenant, and if you do not have your own, or are not happy with your own, we will take them for you. If you'd like, we can also complete a video tour (vacant or Owner occupied units only). We advertise on all applicable search engines, our websites, as well as social media! If permitted and you would like, we can also place a For Rent sign on the property for maximum neighborhood exposure. All showings are handled in house.

Tenant Screening

No one wants to deal with the "E" word. Eviction. Our screening process is very thorough, which includes a full credit, criminal, judgements, liens, and eviction screening. We also check Landlord / Mortgage details for the last two years, as well as proof of income. We would rather know all details up front on a Tenant versus finding out later.

Landlord Protection

Our lease is a custom comprehensive rental agreement, approved by a Colorado Attorney. Did you know that is a requirement of management companies in Colorado? Tenants will be required to purchase and maintain renters insurance while in the property. Renters insurance not only protects their belongings, but it protects you in the event they are negligent - leaving a candle burning, fire in the kitchen, etc.

Inspections

Prior to a Tenant's move in, we complete a thorough move in report noting the condition. At move in, Tenant's are given a detailed 10+ page condition report to be filled out and returned within 7 days of moving in. This way when a Tenant vacates, we have a clear starting point, which results in less security deposit arguments. Our goal is to never keep a security deposit, but is always to ensure our Owner's and their properties are protected. We also follow up a couple months after the Tenant moves in to ensure the Tenant is a good fit. Inspections are completed bi-annually with periodic drive-by survey's done. If a vendor enters the house, they report back to us the condition of the interior as well.

Monthly Statements and Rent Deposits

Rentals 4 NoCo is a complete property management service. We handle everything for you from lease signing with the Tenant, all invoice payments directly, all interactions with the Tenant, 24hr emergency calls, to routine spring / fall property maintenance (sprinkler systems turned off / blown out, A/C + furnace serviced to ensure working at optimal performance, lawn care - including gutter cleaning and leaf pick up, snow removal as needed, etc.). Our goal is to have the Owner as hands off and worry-free as possible.

Owner's will have 24/7 online portal access. This includes access to your:

- Financial Reports
- Income / Expense Statements
- Management Agreement
- Work order history and invoices directly from vendors
- 1099's supplied every January for your tax purposes

We send Owner's net rental proceeds monthly via an EFT (electronic funds transfer) to your account around the 15th of every month. If you need payment sooner, we can work that out.

We also hold the Tenant's security deposit is a separate non-interest bearing escrow account for the duration of their lease. Once the Tenant vacates, we handle everything from turning over the property, to refunding back to the Tenant what is due to them, minus of course, any damage to the property.

A little about the Property Manager - Kristie Stanley is a South Florida native having a background in property management since 2006. In 2009, she obtained her real estate license and started building her business. Kristie joined the National Association of Realtors in 2012, and has been a part of the organization ever since; she is also the 2019 / 2020 NARPM Treasurer for the NoCo Chapter! Having worked with hundreds of rentals over the years, she is certainly not new to the industry. References available upon request and sincerely hope you reach out to all of them.

Kristie Stanley, Property Manager

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National Association of Residential Property Managers (NARPM) Member ~ 2019 / 2020 Treasurer!