

Our vision

To become the most recognized, respected, and successful property management company in the area. To win over our clients through energy, persistence, determination, sincerity, affordability, and helping our clients to achieve their goals.



MOD Property
MANAGEMENT

Satisfied clients

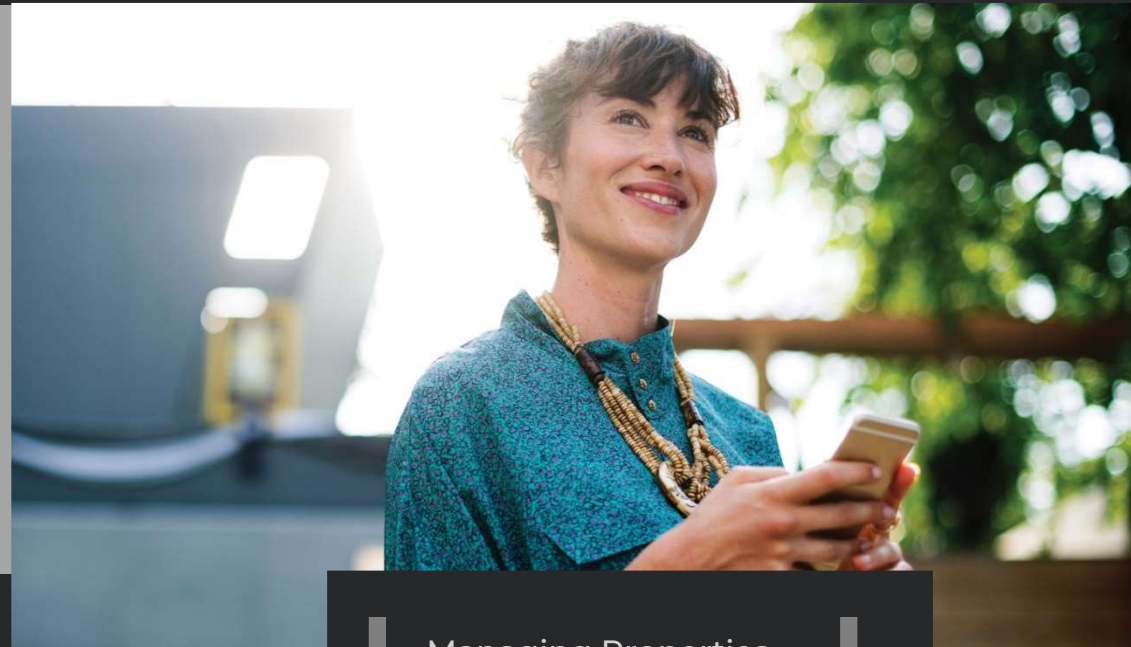
Hear out the recent testimonials from just a few of our more than 500 satisfied buyers and clients!

“ Having someone to step in and take care of the things that I am not interested in doing while making money off my investment, and doing a great job is priceless!

- Somir Gomes, Houston, TX

“ MOD Property Management offers the best deal that I could ever ask for, and they didn't even charge me that much.

- Kafi Djiba, Houston, TX



Managing Properties
Since 2009

Contact us

- ✓ 3801 Kirby Dr Ste 210, Houston, TX 77098
9:00 AM - 5:00 PM
- ✓ 713-234-6888
- ✓ info@modpropertymanagement.com

**HIGHLY
DEPENDABLE
& COMPETENT
PROPERTY MANAGER**



Our core values

At MOD Property Management, we believe that our core values of Respect, Integrity, and Teamwork, along with our great Communication skills will guide us in our mission to always deliver Excellent performance to our clients.

Integrity

We are committed to performing with the highest possible standards of ethical and professional behavior. We take responsibilities for our performance and all our actions.

Communication

We believe that open communication can lead to an effective management. Through communication, we truly understand and meet the needs of our clients.

Teamwork

Our team functions as a coordinated body and embraces the thoughts and ideas of our clients and representatives.

Excellence

We ensure that we are able to meet and exceed all professional expectations and obligations of our clients. We strive to deliver exceptionally reliable with exceptional service.

Our services

MOD Property Management provides its valued clients with a variety of reliable property management and maintenance services such as:

- ✓ Performing detailed documentation of the interior and exterior aspects.
- ✓ Working with real estate agents and brokers, and leasing agents in order to find tenants.
- ✓ Gathering data on rental rates in the area and working with owners to determine the best rental rate.
- ✓ Performing background checks to verify the identity, income status, credit history, rental history, and other information regarding the tenants.
- ✓ Preparing a property for rent by cleaning and optimizing its interior appeal.
- ✓ Ensuring all agreements have been properly executed.
- ✓ Creating ads tailored to the property, the advertising medium, and the needs of prospects.

Detailed Services and Fees

7% MANAGEMENT FEE includes:

- 24/7 Resident Maintenance Service
- Lease Enforcement
- Vendor Coordination
- Utility Transfer
- Tenant Screening
- Collection of Rent and Security Deposit
- ACH Owner Payments
- Monthly Reporting
- Year-End Tax Statement

Additional Fees

- Lease Renewal Process - \$250
- Property Inspections - \$75
- Eviction Handling - \$295 – plus filing fee

No Hidden Fees with a Simplified Process