

We pride ourselves on maintaining a portfolio of homes that we can ensure the best quality management of. The owner of CRESM, Rob Ertman, has worked in Real Estate since 1995. Rob started this company with the goal of being #1 in service not the biggest. Try us out and we guarantee you won't feel lost and alone because of lack of communication that you may be getting with your current property manager.

Property Management Services

'14 touch' inspection system ensuring that the property is being taken care of ie, lawn is being watered and taken care of in the summer and the property is adhering to the rules of tenancy and pets, (typically 12 physical drive-by's and internal presence 2x times per year)

No Maintenance Markups! We screen our vendors thoroughly and make sure that they provide us with up to date license and insurance requirements (if applicable).

Monthly rent collection and late rent enforcement

Detailed monthly management statement created and stored by a professional cloud based Property Management Accounting Software program.

Ongoing communications with owners to notify of property conditions.

Rental renewal notices to tenants. If tenants do not renew lease the rent goes up automatically based on a month to month tenancy.

Delivery and tracking of Pay or Quit notices when warranted

Manage eviction proceedings if necessary

Resident maintenance requests via phone, fax and website

Adherence to all local, state and federal laws in reference to tenancy and fire codes.

Detailed Resident check-out process, where we hold Resident accountable to high standards for maintenance/cleaning during their stay and we have high expectations that we enforce of how to leave the property.

Best of all, you pay nothing until we lease your property!

Financial Reporting

CRESM utilizes the industry's most advanced cloud based property management software Detailing accounting for all rents, expenses and security deposits.

All deposits are maintained in a Trust account as required by state real estate regulations

Timely disbursement of funds to owner with detailed monthly statements

Concise end-of-year statement provided for tax purposes categorizing all income and expenses, plus a Form 1099

Copies of all work orders and receipts are kept on file throughout the year, and are available by request

Property Management/Leasing Services

Reference checks from previous landlords and employers. Credit, criminal, sex offender list, rental background checks

Professional ads and virtual tours reaching out to all of the hot websites..

State of the art contract system for easy access to econtract signing of all lease documents, disclosures, lead based paint, mold, rules, etc.

Detailed video of the property prior to Resident occupancy

Inspection Report for Residents to fill out and sign

Collect one month's rent plus prorated amount if the tenant is on a partial month. We place the security deposit in an FDIC-insured Trust account

Signed Rules and Regulations Addendum to tenant that communicates the policies and procedures and Home Owner Association covenants, controls and restrictions.

Tenant and Landlord Portals

High quality "For Rent" signs. Metal signs for yards.

Lease out Only Service

For our local owners that like to be involved with the day to day property management maintenance but don't have the time or tools to market the property effectively, field the many calls, show the property, screen the prospective tenants and making sure all the leases and addendums are completed to industry standards we have a program for you.