BIANCUZZO REALTY

REAL ESTATE • PROPERTY MANAGEMENT • INVESTMENTS

FAB ENTERPRISES

PROPERTY MANAGEMENT

Your Property. Our Priority.



PROPERTY MANAGEMENT

YOU CAN TRUST

PROFESSIONAL MANAGEMENT. LASTING RESULTS.

MAXIMIZE YOUR INVESTMENT

WE HANDLE THE DETAILS.

- TENANT PLACEMENT & SCREENING
- LEASE MANAGEMENT
- RENT COLLECTION & ACCOUNTING
- PROPERTY MAINTENANCE & REPAIRS
- TENANT COMMUNICATION
- PROPERTY INSPECTIONS
- EMERGENCY MAINTENANCE COORDINATION
- PROTECT & MAXIMIZE PROPERTY VALUE

From Single Properties to Large Portfolios — We Manage It All.

- RESIDENTIAL PROPERTIES
- MULTI-FAMILY PROPERTIES
- COMMERCIAL PROPERTIES
- CONDOMINIUMS & HOA MANAGEMENT

CALL TODAY

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Building Stronger Communities Through Better Management.

LOCAL EXPERTISE. TRUSTED SERVICE. BRIGHTER TOMORROWS.

10 Reasons to Hire Us As Your Property Manager

If you have owned income property for any length of time, you know that managing a rental can be financially rewarding. At the same time, you have also likely discovered that property management requires a large commitment of time and effort.

While it may make sense to take the do-it-yourself approach if you're a handy person, live close to your property and don't mind devoting several hours per month to the task, in many cases this just is not practical.

With this in mind, here are some critical tasks we can help take on:

1. **Setting the Right Rental Rates:** While looking through the classified ads to see what other landlords are charging for similar properties is a fine way to ballpark your rent price, we have our own real estate brokerage, **Biancuzzo Realty** a division of FAB Enterprises where we can on board new tenants, we will conduct a thorough market study in order to set a rental price for your property, ensuring that you achieve the perfect balance between maximizing monthly income and maintaining a low vacancy rate.

2. **Collecting & Depositing Monthly Rent Payments on Time:** If you have ever worked in a billing department, you know that securing payment from clients can be difficult, not to mention awkward. We have efficient, tried-and-true systems in place to effectively collect rent and maintain on-time payments. You will find this particularly important if you have a limited number of properties and collecting payments on time is crucial to maintaining your cash flow.

3. **Marketing & Advertising Your Property:** By leveraging our real estate brokerage, **Biancuzzo Realty** we will know exactly where to market your property and how to craft compelling advertising materials.
A significant advantage when it comes to filling your properties quickly and avoiding long vacancies.

4. **Finding the Right Tenants:** Experienced property managers are experts at finding good tenants, and will take care of all the details, including all criminal background and security checks, running credit reports, verifying employment, and collecting previous landlord references.

5. **Managing Tenants:** In addition to finding good tenants, we will manage all aspects of the tenant-landlord relationship. We will handle both routine and emergency maintenance, take care of routine inspections, and manage any situations where conflict resolution is required.

6. **Managing Vendor Relationships:** We have our own home improvement company, getting you the best work for the best price, we also have relationships with other contractors (plumbers, electricians, etc) leveraging our relationships to ensure you are getting the most for your money.

7. **Ensuring You Are In Compliance With Housing Regulations & Property Laws:** There is a multitude of applicable laws and regulations to abide by when renting and maintaining your rental property. These include local, state and federal regulations, as well as fair housing regulations (such as the ADA). A property manager can help you avoid lawsuits by keeping your property up-to-date and in compliance with these regulations.

8. **Enabling You to Invest in Geographically Distant Properties:** If you manage your own properties, you're pretty much limited to investment opportunities within a tight radius of your own home. By hiring a property manager, you can take advantage of investment deals in any location you wish.

9. **Maximizing the Profitability of Your Time:** By having us take care of the day-to-day aspects of running your income property, you are free to spend your time as you like not having to worry about your investment properties.

10. **Improves the Value of Your Property:** A well-managed property is more likely to appreciate in value than a poorly-managed one. This is because we will ensure that your property is well-maintained and always looks its best.

Our Property Management Services

- Collect rent from tenant(s) and manage security deposit accounts.
- Receive maintenance calls and determine the appropriate response to such calls.
- Dispatch licensed and insured maintenance or repair personnel as needed and to pay such expenses from rental proceeds.
- Allow the Property Owner to use his/her own vendors, contractors, repairmen, should renovations or maintenance be required, at no extra cost to the Property Owner.
- Notify the property owner in advance of maintenance/repair work in excess of $250.
- Inspect and verify completion of maintenance/repair work completed by third parties.
- Disperse payment from funds collected from tenants to property owner(s) by the 15th of each month.
- Provide detailed monthly reporting to the owner(s) of all incoming payments and outgoing fees via email on or before the 15th of each month.
- Draft letters (such as a 14 day notice to quit) / for tenants who are past due with rent.
- Coordinate a Sheriff or Constable to serve notices to quit, eviction notices, etc. Additional charges will apply including court appearances / cost associated with court/sheriff, constable filings.
- Provide a non-emergency, visual inspection of the premises when such access is granted by the tenants at a minimum of 1x per year.