

# Supatra & Co. Leasing Book





Keeping it REAL in  
Real Estate.



## Meet Our Team



**Supatra Brown**  
Lead Agent

### Behind the scenes:

**Morgan Begin**  
Executive Assistant

**Josephine Laureta**  
Virtual Assistant

**Emma Pruessner**  
Weekend Warrior



**Scott Davis**  
Director of Field  
Operations



**Matt Shelton**  
Buying, Leasing, and  
Listing Specialist



**Pete Fortune**  
Buying, Leasing, and  
Listing Specialist



**Andrea Lockton**  
Buying, Leasing, and  
Listing Specialist and  
Transaction Coordinator



**Jillian Beveridge**  
Buying, Leasing, and  
Listing Specialist



**Lexie Bosley**  
Relocation Specialist  
and Transaction  
Coordinator



Team Phone Line: 816-466-4006  
Info@Supatraco.com | [www.SupatraCo.com](http://www.SupatraCo.com)  
4200 Somerset Dr. Suite 101 Prairie Village, KS 66208



**Results that  
Move You!**

**kw**

## ***Lease Program - Current Inventory Homes***

**Homes available through our investors that already have been purchased and did have or currently does have a tenant of theirs in the home.**

- High end lease homes that range anywhere from \$1500-\$4000 a month all throughout the entire metro.
- Set available move in date based off when current tenant is leaving. Some homes are available for move in that same day.
- Limited amount of homes
- Can do a short term lease at minimum of 6 months. \*This will vary case by case and all cause monthly amount to increase if approved.
- Fairly quick process and great option for those needing a home ASAP.

### **Requirements**

- **550 or above average credit score between each adult tenant**
- **Must bring in 3 times the monthly rent in income each month**
- **Must be able to pass a background check**
- **Can not be in active bankruptcy**

**All applications for these homes are done via [pathlightmgmt.com](http://pathlightmgmt.com)**



**SUPATRA**  
REAL ESTATE

Team Phone Line: 816-466-4006  
Info@Supatraco.com | [www.SupatraCo.com](http://www.SupatraCo.com)  
4200 Somerset Dr. Suite 101 Prairie Village, KS 66208



Keeping it REAL in  
Real Estate.

kw

## ***Lease Program - New Inventory Home***

**New Inventory Homes - Homes that our investors do not currently own. You pick the home you want to lease and they will buy it!**

- High end lease homes that range anywhere from \$1500-\$4000 a month.
- Homes are listed for sale on the MLS. You pick out which home you want to lease, the investors purchase that move, and lease as normal.
- Option to purchase the home if desired however never required. Right may be exercised any time after being in the home for 6 months.
- Homes available in approved communities all throughout the metro.
- More options available through this program.
- Takes 5-6 weeks from approval to get into a home with some flexibility on move in date.
- Must be approved before seeing homes. Approvals are good for up to 3 months and applied to every home available through the program.
- 12 month leases at a time only. Have first right to renew lease for up to 5 years.

**While similar to the last program's requirements, please speak with our team directly for an invite to view all requirements and to submit an application.**



SUPATRA  
REAL ESTATE

Team Phone Line: 816-466-4006  
Info@Supatraco.com | [www.SupatraCo.com](http://www.SupatraCo.com)  
4200 Somerset Dr. Suite 101 Prairie Village, KS 66208



*Results that  
Move You!*

**kw**

## ***Lease Program - New Inventory Home Steps***

### **Step 1. Apply**

Start the process by filling out the pre-qualification application. Once the pre-qualification is approved, submit the full application for a credit and background check. Once approved, the investors will outline the maximum rent of home for which you qualify for. Estimated rent prices for homes can be found on the web site.

### **Step 2. Find a Home**

We begin the home search once you're approved. Our team will set you up on a live MLS search showing potential homes available through the program. You will set up all the showings directly with us.

### **Step 3. Property Submission**

Once you find a home, we will work with the investors directly to submit the property. They will verify it meets their criteria and work with us to submit an offer. You will need to complete a renovation checklist ASAP as it can take at least a few hours to get our offer back once completed. Once the home is approved, they will send you a 1 year lease to sign. We can move with our offer once you sign.

### **Optional**

The lease will have a right to purchase option available to you at any time during your residency at a pre-set purchase price. If you choose not to purchase or renew the lease, you can walk away without penalty. Renewing or purchasing is completely optional.



**SUPATRA**  
REAL ESTATE

Team Phone Line: 816-466-4006  
Info@Supatraco.com | [www.SupatraCo.com](http://www.SupatraCo.com)  
4200 Somerset Dr. Suite 101 Prairie Village, KS 66208



Keeping it REAL in  
Real Estate.

kw

## ***Lease Program - New Inventory Home Steps***

### ***Accepted Offer - Now What?***

#### ***Next Steps***

After the investors go under contract with your selected home, they will send you instructions on how to wire the funds to put down your deposit. Please be sure you do it within their requested timeline to not cause any delays or cancellation.

#### ***Under Contract***

We will be working directly with the investors to get everything taken care of for the purchase of the home. We will work with them on scheduling inspections and negotiating. We are not able to share terms of the contract as that is confidential information. But we will keep you informed throughout the process.

#### ***Move In Day***

Closing day will be 2 weeks prior to your move in day. On your move in day, you will be sent a code directly from Home Partners so that you are able to gain access and move in. Congratulations on your new home!



SUPATRA  
REAL ESTATE

Team Phone Line: 816-466-4006  
Info@Supatraco.com | [www.SupatraCo.com](http://www.SupatraCo.com)  
4200 Somerset Dr. Suite 101 Prairie Village, KS 66208



**Results that  
Move You!**

**kw**

## ***Frequently Asked Questions***

### ***How will you tell me about the newest homes available?***

The Multiple Listing Service Website provides up-to-date information for every home on the market. I constantly check the *New on Market* list so I can be on the lookout for my clients. I will get you this information right away, the way that is most convenient for you; by phone and/or email.

### ***Will you inform me of homes from all real estate companies or only Keller Williams Realty?***

I will keep you informed of all homes. I want to help you find your dream home, which means I need to stay on top of every home that's available on the market.

### ***How does for sale by owner (FSBO) work?***

Homeowners trying to sell their home without agent representation are usually doing so in the hopes of saving the commission. If you see a FSBO, please make us aware and let us contact them directly first. We must make sure they match the requirements of the program and verify the home is in an approved community.

### ***Moving In***

Don't forget to make your moving arrangements so that you will be ready to move into your new home. You will not be able to move in prior to your selected move in date, so be sure to plan accordingly



**SUPATRA**  
REAL ESTATE

Team Phone Line: 816-466-4006  
Info@Supatraco.com | [www.SupatraCo.com](http://www.SupatraCo.com)  
4200 Somerset Dr. Suite 101 Prairie Village, KS 66208



# Supatra & Co. Service Partners



## Insurance:

American Family Insurance - David Rieder  
678-416-0610  
[drieder@amfam.com](mailto:drieder@amfam.com)

Avidity Insurance - Brian Compton  
913-544-1195  
[bcompton@avidityinsurance.com](mailto:bcompton@avidityinsurance.com)

## Mortgage:

Fountain Mortgage - Katie Grimes  
[kgrimes@fountainmortgage.com](mailto:kgrimes@fountainmortgage.com)  
913-850-2690

Fairyway Mortgage - Nomi Smith  
913-396-4464  
[nomi.smith@fairwaymc.com](mailto:nomi.smith@fairwaymc.com)

Open Mortgage - Bill Draper  
816-838-3679  
[williamdraper@openmtg.com](mailto:williamdraper@openmtg.com)

## Roof:

Village Construction - Charlie Gonzales  
913-912-0267  
[charlieroofer@gmail.com](mailto:charlieroofer@gmail.com)

Easton Roofing - Dan Patti  
913-302-6505  
[dan@eastonroofingkc.com](mailto:dan@eastonroofingkc.com)

## Pest:

Blue beetle - Mitch Shipman

816-333-7378  
[bluebeetlepest@gmail.com](mailto:bluebeetlepest@gmail.com)

## Structural Engineer:

Robert Quick  
816-728-2081  
[bobquick0708@gmail.com](mailto:bobquick0708@gmail.com)

## Foundation work:

KC Quality Foundation  
(913) 787-4024  
[kcquality@gmail.com](mailto:kcquality@gmail.com)

MOKAN Foundation Repair  
(913) 208-3898

## General Contractor:

Dan Thompson - Thompson Properties  
(913) 579-2263  
[danthompsonkc@gmail.com](mailto:danthompsonkc@gmail.com)

## Carpet Cleaning:

Joey Kramer - Red Carpet Restoration  
(913) 593-5972  
[redcarptrestoration@gmail.com](mailto:redcarptrestoration@gmail.com)

## HVAC:

Michael Christopher  
913-636-3823  
[thetinnmann@hotmail.com](mailto:thetinnmann@hotmail.com)



Team Phone Line: 816-466-4006  
Info@Supatraco.com | [www.SupatraCo.com](http://www.SupatraCo.com)  
4200 Somerset Dr. Suite 101 Prairie Village, KS 66208





# Supatra & Co. Service Partners



## Inspectors:

Byron Inspections - John Byron  
816-650-9110  
[johnbyron@gmail.com](mailto:johnbyron@gmail.com)

Amerispec Home Inspections - Ken Grupe  
816-718-7338  
[ken@amerispeckc.com](mailto:ken@amerispeckc.com)

## Plumbing:

Affordable Plumbing & Sewer  
913-742-9977

## Mold Removal:

KC Mold Guys - Mike Troyer  
816-256-2499  
[mike@KCMoldGuys.com](mailto:mike@KCMoldGuys.com)

## Radon Mitigation:

Alpha Radon - Matt Snyder  
816-591-6056  
[MattJSnyder@sbcglobal.net](mailto:MattJSnyder@sbcglobal.net)

Certified Radon - Travis Siegfried  
816-587-3500  
[info@certifiedradonkc.com](mailto:info@certifiedradonkc.com)

## Windows:

Star Window Solutions  
816-760-2089

## Movers:

Courtesy Movers, LLC  
816-668-4429  
<https://courtesymoverskansascitymo.com>

You Move Me  
913-359-8832  
[customerservice@youmoveme.com](mailto:customerservice@youmoveme.com)



Team Phone Line: 816-466-4006  
Info@Supatraco.com | [www.SupatraCo.com](http://www.SupatraCo.com)  
4200 Somerset Dr. Suite 101 Prairie Village, KS 66208

