



# Open House Real Estate, Inc & Property Management

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## *Full-Service Tenant Placement*

### Marketing of Your Property

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- ✓ We market your property on more than 40+ websites included the most popular ones such as; Zillow, Trulia, Craigslist, MLS, Facebook Market Place, Apartments.com, Rent.com, Zumper and many more!
- ✓ Your property is blasted out through social media!
- ✓ Your property included on our website!
- ✓ Email blasted to any prospect that has inquired on similar properties!
- ✓ For Lease signage placed on the property!
- ✓ Review all inquiries and rental qualifications.

### Showing of The Property

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- ✓ Pre-qualifying every showing!
- ✓ Schedule the showing!
- ✓ Meet the prospects on site for showing!
- ✓ Answer any questions!
- ✓ Point out the highlights of the property!
- ✓ Following up with every showing afterwards!

## Tenant Screening

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- ✓ We use a 3<sup>rd</sup> party screening company!
- ✓ We check for Eviction history!
- ✓ Income verification!
- ✓ Current and Past landlord verification!
- ✓ Social Security # verification!
- ✓ Credit score/history!
- ✓ You get the final say, if the tenant is approved or declined!
- ✓ Tenant pays for screening fee, no charge to the landlord!

## Move-In

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- ✓ Confirm utilities were transferred over!
- ✓ Confirm renter's insurance is in place!
- ✓ Move-in condition inspection report!
- ✓ Draft lease and get leased signed!
- ✓ Collection of move-in monies due!
- ✓ Hand tenants the keys!
- ✓ Send you a copy of the lease file for your records along with monies collected!

## Free 6-Month Tenant Warranty

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- √ If the tenant moves out or is evicted within the first 6 months, we will provide additional tenant placement services free of charge to landlord once the unit is vacant!
- √ Lowers risk of a bad tenant!
- √ Gives you peace of mind!
- √ Increases your profits!

## Here's Why Property Owners Choose OHREPM

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Finding the right tenant can be a nightmare, eating up valuable time that could be spent with family and or your career. Though renting your property has huge financial, tax-related and personal benefits, making the wrong tenant decision can really cost you.

By using a professional tenant placement company like ours, you get the freedom of time to focus on what's more important to you, while still receiving the benefit of increased profits, decrease risk, shorter vacancy times, and remaining in compliance with tenant/landlord laws and fair housing laws.

## Fees

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- ✓ No up-front fees!
- ✓ No back-end hidden fees!
- ✓ No tenant screening fees!
- ✓ You only pay when we find and move-in an approved tenant by you!
- ✓ **Full-Service Tenant Placement (most popular)**: commission is equal to *1 full month's rent* for the full-service tenant placement as outlined.
- ✓ **Lease Only**: commission is \$500. *We prepare the lease and get signatures; you the landlord would handle everything else.*
- ✓ **Lease Renewals**: commission is \$625. *We would perform the annual inspection, prepare the lease, and get signatures; you the landlord would handle everything else.*
- ✓ Get Started Today!

**Step 1:** We immediately start marketing your property. Exposure is key to finding a quality tenant quickly!

**Step 2:** Once we have verbally verified that any interested parties are a fit for your property, we schedule, meet and show your place.

**Step 3:** We conduct background checks on interested tenants and provide you with the results. You get the final say on who rents your place!

**Step 4:** Your tenant signs the lease and pays move-in monies. We also perform move-in inspections at this time and provide you with a written inspection report.