

## Home Rental, Premier Service

### Disclaimer:

Ultimately decisions on tenants will be owner's decision. Opinions/feedback will be offered, however the management company will not be held liable for "bad tenants". Management Company will not be held liable for any damages of any kind by tenants or unpaid rents of any kind. We will work diligently to find tenants, however finding a renter is mostly based on correctly priced properties. We will make suggestions as to an appropriate price for the property; however we cannot control the market, timing and the outcome of the process. The fees charged are for the expertise, experience along with the service and amount of labor involved, therefore no refunds of any kind will be offered. Our monthly fees are for the services outlined, we do not perform any maintenance on the property.

When put your rental in our hands we advertise to multiple online resources

Such as:

Craigslist

Postlets

Backpage

Dot Homes

Enormo

Google

Hot Pads

Local.com

Lycos

Trulia

Vast

Oodle

## Avidity Property Management



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Someone you can trust, with the results you expect!

Dave Harris

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## What the service provides....



### ABOUT US

We have been managing our own personal properties for the past 6 years. In this time, we have already made many of the common and very costly mistakes that many landlords make and have learned from them. There are so many different aspects of being a landlord, and the time, energy and work involved can be overwhelming if not handled properly and again EXPENSIVE! Remember the cost is involved with an extra month of vacancy, damages because of lack of attention to the property, or just the hassles of dealing with tenants. We take out the personal involvement and help the investor make wise decisions about the property and we work quickly to get properties filled and work to maintain a low vacancy rate.



1. Management Company takes an upfront **NON-REFUNDABLE initial payment of \$395** for each property. (for multi-family units, add an additional \$299 per unit)
2. This payment includes the following:
  - a. "For Rent" signage in yard
  - b. Pictures of property and online marketing flyers(if client has pictures of property with furnishings, please provide)
  - c. Pre-move in pictures of condition of property for records if legal action were ever needed
  - d. Aggressive internet marketing through normal proven online venues. (if client requests "pay per ad" websites, client would be responsible for additional costs)
  - e. Handle all showing requests and follow up with potential tenants
  - f. Arrange tenant background/screening information check through professional screening service. Applicants will cover costs associated with background checks and each adult applicant will be screened
  - g. Provide all contracts necessary for rental along with addendums for pets, landscaping etc.
  - h. Handle initial walkthroughs and move in process--arrange keys
  - i. Initial management fee will be charged per tenant basis--any time new tenants move in.
  - j. Provide comparable properties for rent with similar amenities for rents charged comparison.
  - k. Documentation of all marketing efforts, showings and inquiries
  - l. Set up all direct deposits and rental banking information
  - m. Direct mailing to neighbors for "watchdog" purposes

An ongoing monthly service of \$75 covers the following and will continue through the entire length of the rental agreement.

1. Handle semi-annual walkthroughs-- incorporate photos for files
2. Monitor monthly rental income any late payment issues.
3. Handle any service or repair issues that may arise. Management company will arrange/coordinate repairs with preferred vendors, however management company will not do any repairs whatsoever.
4. Handle evictions/unlawful detainer process. (again final decision will be made by landlord, but our company policy is that 2 or more late's of more than 5days in a 6 month period or 1 late of 10days or more are grounds for eviction). Owner is responsible for fees associated with eviction process.
5. Handle all tenant "check outs"-- getting keys from tenants, final walkthroughs
6. Arrange cleaning/maintenance if necessary upon checkout
7. Provide tenant with Certificates of Rents Paid certificates to comply with IRS at year end.
8. Arrange any yearly city inspections necessary--Owners are responsible for covering costs of inspection
9. Handle renewal of rents process.