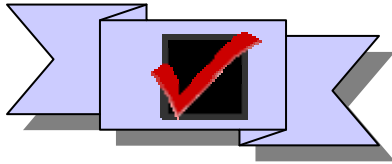




Property Management



Kathie Wells, GRI, ABR

Phone: (850) 393-7556
www.PropertyGulfCoast.com

Fax: (888) 411-0247
Kathie@PropertyGulfCoast.com

ARE YOU A HAPPY LANDLORD ?

Do You Want to Have These Problems?



Dealing with your Tenant !



Keeping Good Records !



Collecting Rents and Deposits !



Serving Notice to your Tenant !

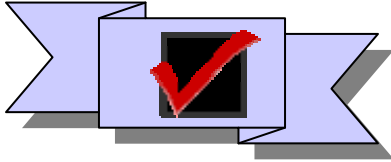


Removing Possessions your Tenant left Behind !

SIMPLIFY YOUR LIFE - *CALL 393-7556*



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WHY DO I NEED A PROPERTY MANAGER?

Questions to consider if you are managing or planning to manage your own property

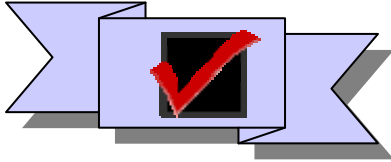
1. Do you have the time to manage the home?
2. Are you available everyday to show the home?
3. Do you know what questions to ask employers and previous landlords?
4. Do you have access to the Credit Reporting System to check applicants?
5. Do you know what to look for in a Tenant Application?
6. Do you know what to document when inspecting a home?
7. Do you know what Federal Laws & Florida Statutes apply to your home?
8. Do you know what to do if the Tenant does not pay rent?
9. Do you know who to call for the best rates for repairs & maintenance?
10. Do you know what the Tenant's Rights are?
11. Do you know what is fair to charge a Tenant when they move out?
12. Do you know the strict laws governing Security Deposits and disbursement?
13. Do you know what to do if the Tenant moves before the lease expires?
14. Do you have Free Legal Advice on current Florida Real Estate Laws?

If all of your answers are "Yes", then you most likely do not need a Property Manager. If you answered "No" to any or all of them, you may be subjecting yourself and your home to unnecessary risk, extra vacancy time, lower rents, ect. We have the resources available to perform these services. There are multiple variables involved with property management whether you do this, or hire a property manager. Risk is always involved with the event of tenants not paying rent, damaging your home, etc. We help to reduce this risk - but can not remove the risk. No one can control the actions of another except through the established legal system.

Due to continuous improvement our services are subject to change without notice.



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FREQUENTLY ASKED QUESTIONS

1. What Services do you Provide?

- Comprehensive Tenant Screening
 - Tenant Applicant Credit Check
 - Tenant Application Reference Checks
 - Tenant Application Employment Verification
 - Tenant Sex Offender, Wanted Persons Check, Convicted Felon Check

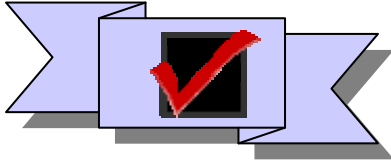
- Lease Preparation
 - You receive copies of all documents

- Accounting Services
 - *Direct Deposit ACH Service - Free for Owners - No Checks to Mail !!*
 - *We try to get all tenants to pay via Direct Deposit - Via ACH*
 - Prompt Rent Collections on the 1st of the month - Every Month!
 - Monthly Statements Sent to you
 - Copies of all invoices sent to you
 - End of Year Statements—For your tax deductions

- Property Preservation Program
 - Recommendations to prepare your home for rent
 - 400+ Digital Photos taken at Tenant Move-in Inspection to document condition of home. Owner and Tenant BOTH receive copies of Photo CD.
 - Extensive Inspection Reports
 - Move in/out Report & Checklist
 - Maintenance Supervision
 - Low Rates from preferred Licensed Vendors
 - Repair Coordination
 - Property Inspections
 - Quarterly Outside Property
 - Semi-Annual Inside
 - Move out Inspection
 - Deposit Disposition



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FREQUENTLY ASKED QUESTIONS

2. What are your Fees?

- 10% of Gross Monthly Rental Income Collected for Full Service Management or \$50 per month, whichever is greater
- One-time \$150 Accounting fee
- No additional Upfront Fees
- No additional Surcharges
- No MLS Fees
- Optional News Print Ad Fees

3. What About Marketing to Find a Tenant?

- Listed with Multiple Listing Service (MLS)
- Listed on Craig's List, MilitaryForSaleForRent.com and 44 other real estate related websites.
- Marketed to Licensed Real Estate Agents
- Military Housing Offices—AHRN.com
- Gosport (local military paper)
- Yard/Window Signs
- Rental Lists available
- Contract Rate for Newspaper Ads

4. How does the Tenant Contact the Property Manager?

- Tenant is provided with direct cell phone number - Not an Office Phone
- Tenant can call, e-mail, or visit office directly
- Property Manager will coordinate any communication to Owner

*Our job is to ensure your home continues to appreciate in value,
and to follow all Florida Statutes.*