



**\$129** **ONE**  
monthly Property

**\$119** **TWO**  
monthly Properties

**\$99** **THREE+**  
monthly Properties

*"Our goal is to provide a stress-free turnkey service using technology, local expertise, and tried and true processes to protect and maximize your investment property."*

**30+ years of experience.** Guaranteed Protection.

### Rental Income Guarantee

Our Rental Income Guarantee covers up to 2 months of rental income loss if a resident we placed fails to pay rent or abandons the property before the end of their lease. +\$30/month

### \$5,000 Animal Damage Guarantee

Our Animal Damage Guarantee covers up to \$5,000 in pet damage if an animal we placed damages the home beyond what was collected in the security deposit. Included.

### 30 Days Rented Guarantee

Our 30 Days Rented Guarantee covers the first month of management fees if your home does not rent in the first 30 days. Included.

**Ready to Get Started? Call us at 832-701-0766**

# PEACE OF MIND

for rental property investors



## **Digital Marketing & Advertising**

Self-showing and video walkthroughs.

## **HAR.com + 7 days a week showings**

Rent faster with HAR.com listings and 7 days a week showings.

## **Quality Tenant Screening and Selection**

We run criminal, credit, and employment checks on everyone in the home over 18. We send you the qualified tenant and you have the final approval.

## **Routine Property Evaluations**

Regular assessments of both the inside and outside of your rental property ensure tenant compliance with the lease and identify maintenance needs to preserve your property.

## **Cost-Effective, Reliable Maintenance**

Relationships with preferred vendors and an in house maintenance team results in discounted services.

## **Maintenance staff is available 24/7**

We handle emergencies to protect your home.

## **Online Portal**

Maintain control of your property and keep tabs from afar using their own online account, with easy access to updates on property activity, including vacancies, leasing, maintenance, property evaluations, and financial reports.

## **Customizable Reporting**

Owners maintain control of their property and keep tabs from afar using their own online account, with easy access to updates on property activity, including vacancies, leasing, maintenance, property evaluations, and financial reports.

## **Electronic Rent Collection**

Nothing affects cash flow more than late or missing rent payments. 100% of rent is paid online.

## **Strict and Compliant Evictions**

Even with careful placement there is occasionally a tenant who needs to be evicted. Our staff is knowledgeable in state and local landlord and tenant laws. If rents are not paid on time, we initiate the legal steps quickly and efficiently to minimize costs and get the property leased again.

**Real Property Management is the trusted leader in reliable, cost-effective management of residential properties.** With over 30 years of experience, local expertise, and a highly-trained, responsive team, we manage tens of thousands of properties for individuals, investors, and institutions throughout North America.



# Marketing and Leasing

 Professional Photography



# MLS Participation on HAR.com - Houston's #1 Real Estate Listings Site)

- Rental Estimate uses historical data from MLS
- Rental Listed on HAR.com
- Realtors can bring their clients to your home

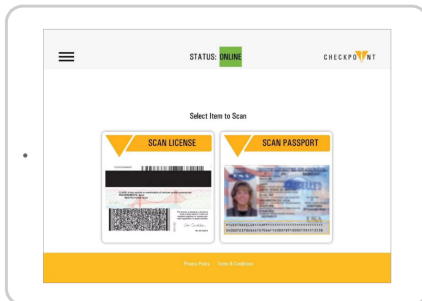
*Buyer Agent Commission Fee 50% of one month's rent*

## Listed on:

- [HAR.com](https://www.har.com) - Click to see our listings
- Zillow.com
- Realtor.com
- Apartments.com
- Trulia.com
- Hotpads.com
- and many more...



## ID Verification for All Showings



### Rental Fraud Prevention

Knowing exactly who is renting at your property allows you to avoid rental fraud that often comes with forged identities.



### Improve Leasing Safety

Give leasing staff peace of mind knowing that they are providing tours to the right guests.

## Walkthrough Tour Video (Optional)

Our data shows that listings with Walkthrough Tour Videos **rent 30% faster!**

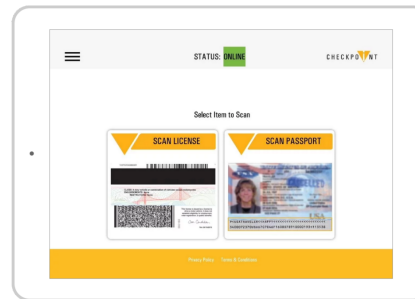


<https://youtu.be/nt0aa8zb97o>

# Applicant Screening

## Identification Verification

## Government issued photo ID



---

## Credit Score

**600 or higher**

---

## Credit History

# of Accounts Past Due  
# of Accounts In Collections  
# of Accounts Written Off  
# of Bankruptcies

---

## Income Verification

**3 x Monthly Rent as Income**

---

## Resident Verification and History

**2 Years Residential History**

# of Late Payments  
# of NSF Payments  
# of Lease Violations

---

## Background Check

Criminal backgrounds involving violent crimes, sex offenses, domestic violence, and/or involving the possession or distribution of weapons or illegal substances are all grounds for denial of an application.

👍 👎 Owner will receive summary of application and provide final approval.

**Ready to Get Started? Call us at 832-701-0766**



# Owner Benefit Package

**Additional Protection for only \$30/month. Sign up at any time.**

## Enrollment in Rent Advance

Receive up to **12 months of rent payments upfront** on qualifying leases. Rent Advance gives you **CASH-IN-HAND** while completely removing the risk of resident non-payment.



## Market and Asset Level Rental Reporting

- Average monthly rent amounts in your market
- Current & future market value of your asset
- Analysis of future rent amounts in your market



## Real-Time Updates on Legislation Impacting Your Rental Portfolio

Receive automated legislative & regulatory updates on potential changes to housing regulations

*(State & Federal Jurisdictions)*



## Protected Rental Income

Receive up to **2 months** of rental payments. Protect your rental income from renters that default on their rent payments.





*\*\*see management agreement for complete details.*

# Our Difference



**Others**

<b>One Point of Contact</b>	<b>✓ One Main Property Manager Contact</b>	<b>✗ 1-800 Number</b>
<b>Listing Photos</b>	<b>✓ Professional Photos</b> 	<b>✗ Cell Phone Photos</b> 
<b>MLS Participation (HAR.com - Houston's #1 Visited Real Estate Listings Site)</b> Rental Estimate uses historical data from MLS Rental Listed on HAR.com Realtors can bring their clients to your home <a href="#">Click to see our listings on HAR.com</a>	<b>✓ Fully Listed on HAR.com</b>	<b>✗ No MLS Participation</b>
<b>ID Verification for Showings</b>	<b>✓ CheckpointID</b>	<b>✗ No ID verification</b>
<b>Move-in / Move-out Photo Inspections</b>	<b>✓ Full Page Photos</b>	<b>✗ Written form</b>
<b>Walkthrough Tour Video</b> <a href="#">See an Example</a>	<b>✓ Available Optional +\$75</b>	<b>✗ Not offered</b>
<b>Owner Benefit Package</b> 2 months of Rent Protection 12 months of Rent Advance Available Legislative Updates Property Value Report	<b>✓ Available Optional +\$30/mo</b>	<b>✗ No Protection</b>

**Ready to Get Started? Call us at 832-701-0766**