



Your Owner-Client Guarantees & Benefits:



Cancel Management Guarantee

Long-term contracts can be a pain to get out of. We offer a month-to-month management agreement with no termination penalties. We believe we should earn your business everyday!



21-Day Guarantee

If we are unable to lease your home in 21 days or less we will give you the first 1 month of management for free!



Eviction Protection Guarantee

We screen our tenants thoroughly and will personally reimburse up to \$1000 if a tenant we placed has to be evicted in the initial lease term.



Pet Damage Guarantee

Our pet screening process is so tight we will personally reimburse you up to \$1000 to cover extra costs if pet damage above normal wear and tear should occur.



Tenant Placement Guarantee

If we place a tenant and they break their lease during the first 12 month we will replace that tenant for free.



Rent Deposit Guarantee

We know you want your money fast! So if your tenant pays on time, we electronically deposit tenant rent into your bank account in 10 Business Days.



Management Fee Guarantee

We do not collect Management Fees on vacant units. You only pay us a management fee when there is a Tenant.



Leasing Fee Guarantee

You don't pay us a leasing fee until we have secured a tenant, have a signed lease and funds have been collected from the tenant.



Property Inspections

Periodic exterior/interior property inspections are performed and an annual inspection with documented checklists and photos is completed on your property.



Online Maintenance Portal

Tenants have access 24/7 to our online Maintenance portal. We have low, normal and urgent protocols to ensure cost control and pre-screen all of our vendors.



Repair Surveys

To ensure all repairs are done properly tenants are sent a survey form to complete after each repair request.



24/7 Online Reports

We provide you with secure online access to monthly statements, inspection reports, invoice copies, tax reports, leases, & HOA/Condo Docs with a click of a mouse.



Trust

Our family owned & operated business has been serving investors, renters, sellers, and buyers since 1983, so you know we will be here tomorrow (and the next day and the next day) with honest, relationship based service.



Expertise

We belong to several professional organizations, VRMA, NARPM, MLS, NAR and the Florida Realtor Association. We are trusted as national experts in property management.



Legal Compliance Guarantee

Don't risk a lawsuit! We ensure full compliance with federal, state, and local fair housing laws and Florida livable conditions as well as background screening procedures. Our Lease is Attorney drafted.



Preferred Rates

As an owner-client you enjoy reduced commission fees whenever you buy and sell Real Estate properties with us. We have over 38+ years in Real Estate sales.