



# Coastal Islands Real Estate & Property Management

## PROPERTY MANAGEMENT

- **Why should I get a property management company?**

- If you have no trouble collecting your rent,
- If you have no trouble selecting qualified renters,
- If you have no trouble evicting undesirable renter,
- If you don't mind being disturbed at all hours with minor problems,
- If you are able to handle all emergencies, minor and major repairs at the best cost,

THEN YOU DO NOT NEED A PROPERTY MANAGEMENT COMPANY.

- **Do I have control over who rents my property?**

Your day to day involvement will not be necessary. However, you will set the requirements... pets, number of people, length of lease, amount of rent ...This process helps us find the best possible tenant for you.

- **What will happen if a tenant does not pay rent?**

If a tenant does not respond to the late notice, a dispossessory notice is filed with the court, an eviction notice is given, and we physically evict the tenant. During this time, we are allowed to use the tenant's security deposit to help cover rent. Meanwhile, we have been selecting a new tenant. The process is frustrating, but of the many homes serviced, only 2 actual evictions have been necessary to date, and I personally owned both.

- **How do I know my property is being cared for?**

Inspections are done upon a tenant occupying and vacating the property by way of our Move-in/out forms. Unless property is delivered in the same condition as received, excluding reasonable wear, part or all of the security deposit can be withheld. We perform a yearly inspection of your property during occupancy.



- **Will I be informed of its status once the property is turned over to you?**

A copy of your account statement is distributed each month along with your money. It shows all collections and distributions for your tax records. You will also receive a copy of any and all correspondence we have with your tenant. If repairs have been performed on the property you will also receive a copy of the repair receipt.

- **OK! What's does property management cost?**

The management fee can vary depending on the rental price and the number of properties you have. We think you will find that Coastal Islands Real Estate is equal or similar to other management firms regarding charges and fees but they might offer only a fraction of the services that we offer. We pride ourselves on being able to offer the personalized services of a small independently owned business.

- **What can I expect when repairs are needed?**

Repairs are handled immediately. This is the biggest "head-ache" for landlords not under a property management agreement. Repairs are dealt with immediately, even if you cannot be contacted beforehand. We get excellent rates from selected vendors due to the multitude of business we direct to them. No fee is charged by us for handling repairs to your property and we inspect all work performed.

