

## Leasing Plans

There are so many things to think about when renting out your home. How am I going to advertise my home for rent? How am I going to show my home? How am I going to qualify the tenants? What notices am I legally required to give my tenants? How will I arrange for repairs? Who will handle emergency repair calls? What if my tenant stops paying rent?

At SCV Leasing we realize that not all landlords are the same. Some landlords need help making their phone ring, some would like us to simply find them a tenant that they can manage, and still others want us to take all the challenges away. We have something to offer everyone.

### Marketing Only

Our Marketing Only plan was developed in order to provide an alternative to a three line ad in the weekend paper or a hand written sign placed down on the corner. There is never enough room to explain all the features and benefits of your home in three lines. And those signs are so small, and cars are traveling too fast, that it creates an unsafe situation.

Our Marketing Only plan is a great solution. And **for only \$499** we will:

- Post high visibility signage at the property (subject to HOA regulations)
- Mount a flyer box with professional flyers
- Shoot, edit, and post a narrated virtual tour
- Post and 800-number rider and create an audio tour of your property
- Place your property listing on the internet in all the locations we use for every single SCV Leasing client to gain you the maximum amount of exposure
- Create weekly email reports so that you can see how effective the marketing has been in generating calls (this feedback is important for you in case you need to adjust your price to meet current market demands)
- Provide professional pricing and staging advice

### Lease Only

There are some landlords that desire to manage their own property. If you are one of those landlords, we can help by finding you a qualified tenant. Our professional service includes:

- Post high visibility signage at the property (subject to HOA regulations)
- Mount a flyer box with professional flyers
- Shoot, edit, and post a narrated virtual tour
- Post and 800-number rider and create an audio tour of your property
- Place your property listing on the internet in all the locations we use for every single SCV Leasing client to gain you the maximum amount of exposure

- Create weekly email reports so that you can see how effective the marketing has been in generating calls (this feedback is important for you in case you need to adjust your price to meet current market demands)
- Provide professional pricing and staging advice
- Show your property to prospective tenants
- Screen applicants
- Prepare the lease agreement and providing legally required notices
- Collect security deposit

After we find the tenant, you have approved them, and all the paperwork is complete, we will turn over our file and the security deposit to you. Your home will be yours to manage from there.

**The investment for this service is \$499 for marketing plus ½ of a full month's rent (minimum of \$1,000).** Nothing is required up front from you. We only get paid when you get paid.

In fact, there are some companies who will charge you a non-refundable fee up-front for leasing services. This is illegal according to the California Bureau of Real Estate and you should be cautious when doing business with such a company.

#### Full Property Management

If you are like a majority of our clients you want someone else to handle rent collections and repairs, move-ins and move-outs, security deposit distributions and negotiations. After all, you don't want to take a tenant call about a leaky toilet on Sunday evening as you are relaxing with your family.

For a very modest investment, SCV Leasing can handle all your property management needs from finding the tenant all the way through depositing money directly to your bank account. Our professional service for our full property management clients includes:

- Post high visibility signage at the property (subject to HOA regulations)
- Mount a flyer box with professional flyers
- Shoot, edit, and post a narrated virtual tour
- Post and 800-number rider and create an audio tour of your property
- Place your property listing on the internet in all the locations we use for every single SCV Leasing client to gain you the maximum amount of exposure
- Create weekly email reports so that you can see how effective the marketing has been in generating calls (this feedback is important for you in case you need to adjust your price to meet current market demands)
- Provide professional pricing and staging advice
- Show your property to prospective tenants
- Screen applicants
- Prepare the lease agreement and providing legally required notices
- Collect and hold security deposits in our trust account
- Conduct move-in/move-out inspections

- Collect rent and distribute to owner
- Distribute legal notices such as 3-day and rules violation notices
- Hire and supervise maintenance people and contractors

**The investment for this service is \$499 for marketing plus 7% of collected rents each month.** Nothing is required up front from you. We only get paid when you get paid.

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