Total Care Package - 10% Gross Monthly Rent

- $0 Set Up & Placement Fee
- $0 Lease Renewal Fee
- $10K Eviction Protection Plan Included

Service	Description
Set Up & Placement Fee ($0)	The Set Up and Placement fee includes costs for preparing and listing the property "for rent". The fee also covers lease negotiation, preparation and signing by an experienced real estate broker that is up to date with the ever-changing rules and regulations in each City and County that we cover.
YouTube Video Tour & Professional Photos	Our expertise quickly fills vacancies, saving time and money with standout ads, including unique YouTube video tours and professional photos. This approach offers global viewing flexibility, maximizing exposure and minimizing vacancies.
Premium Marketing on 50+ Major Rental sites and the MLS	Our cutting-edge software markets your property online to more renters, optimizing for best results to reduce vacancies. We also use fee-based services like MLS, to broaden our reach.
In Person Showings by Licensed Agent	In-person, supervised showings by a licensed agent provide a personalized, secure, and informative experience for prospective tenants and make your property stand out above the crowd.
Prospective Tenant Credit Check	Our proprietary screening algorithm selects only the highest and best qualified tenants for your property so that you can enjoy on time rent payments each and every month, year after year.
Prospective Tenant Background Check	We perform a detailed background check, including rental history, employment, identity, and financial status, which is essential for selecting reliable tenants.
Move In / Move Out Property Inspection with Video Backup and Verification of Renters Insurance	Our Move In / Move Out Inspection includes a detailed review of each room, using video for proof of condition. Both property manager and tenant sign off, and any damages are deducted from the security deposit, as allowed by law. We also verify that a valid renters insurance policy is in place and active prior to handing over keys.
Rent Collection + Direct Deposit	Our automated rent collection simplifies the process, ensuring easy payment options for tenants and secure, timely payments for owners. With Direct Deposit, owners receive funds directly and securely into their bank accounts by the 10th of each month, offering peace of mind and massive time-savings.
Detailed & Accurate Financial Statements with Secure Cloud Storage	Experience the ease and pleasure of detailed and accurate financial reporting, accessible at all times through your secure Owner Portal. Copies of work invoices, monthly statements and year-end tax documents are just a click away.
Annual Property Inspection / Review ($0)	Our Annual Property Inspection / Review ensures essential systems like HVAC, water heaters, smoke and carbon monoxide detectors are in working order and that the tenants are adhering to the lease terms. For other areas such as roofing, plumbing, foundation or solar, we can arrange a visit from a licensed professional.
Maintenance Trouble Shooting & Access to 24/7 Emergency Hotline	Our 24/7 Emergency Hotline provides tenants with access to licensed repair specialists for urgent plumbing, electrical, HVAC issues, and more, ensuring round-the-clock convenience and peace of mind. For non-urgent issues, our team is very good at trouble shooting problems with tenants to help avoid any service calls.
Tenant Eviction Management / Protection Plan	California eviction laws protect tenant rights strictly, requiring precise procedure follow-up. Incorrect steps can delay evictions, costing time and money. For any tenant that we place under the "Total Care Package", we will cover the basic costs of an eviction proceeding, including attorney fees and court costs up to $10K.
Lease Renewal Fee ($0)	Vacancies can drain 2% of your annual income weekly. By keeping good tenants, we prevent losses and boost your property's earning potential. We handle the negotiation, preparation and signing of all lease renewals, so that you don't have to.

FIVE STAR
PROPERTY MANAGEMENT