



PROPERTY MANAGEMENT SERVICES

Management ONE Group & Investments, Inc. is a fast growing full-service residential & high-rise property management company in Las Vegas providing investors with reliable and cost effective property management by utilizing high-tech solutions to maximize income, maintain low expenses, and coordinate marketing efforts to achieve low vacancy rates.

Fees:

- ❖ **No Upfront Fees!**
- ❖ LOW 5% -to- 8% monthly fee!

Services Include:

- ❖ Timely & Easy billings with secure recurring tenant billing (e-check, debit or credit card)
- ❖ Interactive Google™ Mapping of available properties - www.ManagementOneLV.com
- ❖ Tenants credit/background verification process qualifies prospects.
- ❖ Assistance in evaluating cost/benefit relationship for property improvements, including maintenance and repairs costs.
- ❖ Negotiation of lease renewals and rent increases.
- ❖ Assurance of tenant compliance with lease provisions.
- ❖ Review of service provider contracts.
- ❖ 24-hour Hotline for maintenance calls.
- ❖ Regular inspections of all properties.
- ❖ Repair diagnosis, proposals, and maintenance scheduling.
- ❖ Quality care with repairs, painting and cleaning.
- ❖ Civil Suits and Evictions professionally handled, protecting the owner's rights, their investment property, and ROI.

(702) 898-0121 | (888) 361-0101

Management ONE Group & Investments, Inc.

Info@ManagementOneLV.com

Other Available Services:

- ❖ *Mortgage ONE Group -- specializing in Investor Loans. (888) 840-0101*
- ❖ *Realty ONE Group -- #1 Largest Real Estate Co. with 1500+ agents. (888) 850-0101*



PROPERTY MANAGEMENT FAQ's

WHAT IS FULL SERVICE PROPERTY MANAGEMENT?

Full service property management includes monthly collection of rents, administration of eviction notices and lease enforcement, lease renewals, periodic inspections, and monthly operating statements. Full service also includes handling maintenance requests and emergencies with care, contacting the owner when necessary, as well as negotiating prices with qualified vendors.

WHAT IS YOUR PHILOSOPHY OF MANAGEMENT?

Management ONE Group acts as the intermediary between the owner and tenants, keeping the owner insulated from the daily issues encountered in property management. In addition to keeping the owner well informed on the status of the property, the Management ONE Group assists in maximizing income and minimizing expenses while keeping the property well maintained with a low vacancy rate.

WHAT NEEDS TO BE DONE TO PREPARE A PROPERTY FOR RENT?

The property should be in the best possible condition to attract a quality tenant. Paint should be in good shape with marred or dirty areas touched up. Neutral colors for walls and floors are best. Blinds or shades are ideal window coverings. The home should be "detailed" clean and the yard in excellent shape.

HOW DO I DETERMINE THE RENTAL AMOUNT?

The competition determines the rental amount. As experts in the field, Management ONE Group knows the market and the competitive rental ranges for your home or apartment building. If the unit is marketed too high the unit will be vacant much longer. If it is marketed too low, it may be one or two years before your rental price becomes competitive again.

HOW DO YOU MARKET THE PROPERTY?

Once the Owner Agreement is finalized, the Property is immediately added to our rental availability list, web sites, local newspapers and other resources. Each property is monitored by the property management team to track the marketing effectiveness for the individual property.

HOW LONG WILL IT TAKE TO RENT?

Vacancy periods are market driven. Location, season and price all effect the vacancy rate.

WHAT ABOUT SMOKERS?

It is common to restrict smoking inside the property. This does not significantly reduce the marketability of the property.



PROPERTY MANAGEMENT FAQ's *(continued)*

WHAT ARE THE POLICIES REGARDING PETS?

Statistics indicate that 75% of renters own pets. Restricting pets reduces the number of available qualified tenants. Pets will be screened and pet references checked out. In general, a well-behaved cat or dog causes little wear and tear on a home and yard. A non-refundable pet deposit is always required for cleaning/misc costs.

IS IT POSSIBLE TO REFUSE TO RENT TO FAMILIES WITH CHILDREN?

In federal, state, and local Fair Housing regulations children come under the protective class of "familial status". It is unlawful to discriminate against children in any way.

WHAT IS COLLECTED FROM THE TENANT UP FRONT?

First month's rent, a security deposit equal to one month's rent and any misc deposits (i.e. pets), determined on a case per case basis.

WHAT HAPPENS IF THE RENT IS LATE?

The rent is due on the first of every month. If the rent is not paid by the 5th, Management ONE Group takes the first step in the eviction process and sends out a 5-day notice to pay rent or vacate. A hefty late-penalty is then levied against tenant. If the tenant does not pay by the 10th of the month the owner is notified and Management ONE Group begins collection proceedings and eviction papers are filed at the courthouse. Most evictions are the result of loss of employment.

HOW AND WHEN ARE MONTHLY RENT DISBURSED?

Owner statements and rent check deposits occur on or before the 10th of each month. The Property Manager acts as an intermediary and deposits monthly rent checks directly into the owner's bank account.

WHO HANDLES EMERGENCIES?

Management ONE Group is always on call for emergencies. We have an extensive network of maintenance personnel and sub-contractors to handle any emergency on your property, day or night. We are on call 24 hours a day 365 days a year.

WHAT IS THE AVERAGE LENGTH OF TENANCY?

Most rental agreements are set for a one year term. At the end of the lease term the owner can decide to renew to the tenant (if the tenant wishes to remain), vacate the tenant, or allow the tenant to remain on a month-to-month term.



PROPERTY MANAGEMENT FAQ's *(continued)*

HOW ARE REPAIRS HANDLED?

Management ONE Group is responsible for approving all maintenance requests. Tenants are encouraged to submit all repair requests in writing. It is Management ONE Group policy to notify owners of all maintenance requests over \$250. Sometimes a request falls into the category of a maintenance emergency. Emergencies are scheduled immediately and the owner is notified at the first possible opportunity.

WHAT HAPPENS IF THE TENANT LEAVES BEFORE THE END OF THE LEASE?

The tenant is responsible for the rent for the term of the lease. If tenants leave before the termination date they will forfeit their security deposit and Management ONE Group will notify the credit bureaus of their actions.

HOW IS THE OWNER PROTECTED IF THE TENANT DAMAGES THE PROPERTY?

A refundable security deposit taken at move-in is usually sufficient to handle the minor damage caused by tenants. Tenants with excellent credit and references seldom cause significant damage. If the tenant leaves the property owing money for rent and/or damages they will be billed. If they do not pay, Management ONE Group will file a writ for restitution with the metro court. If the court agrees with the charges the court will enter a judgment against the tenant. The judgment can either be turned over to an attorney or a collection agency. A judgment remains on the person's records against real property for a period of five years or until satisfied.

HOW DO I GET STARTED?

If you are not currently under contract with another property management or real estate company, we can begin right away. If you are currently under contract, you will need to terminate their services according to your agreement with them. We are happy to pick up keys, security deposits and necessary documents from the discontinued company. Once you have completed all necessary forms and returned those to us, we will get started.

(702) 898-0121 | (888) 361-0101

Management ONE Group & Investments, Inc.

Info@ManagementOneLV.com

Other Available Services:

- ❖ *Mortgage ONE Group -- specializing in Investor Loans. (888) 840-0101*
- ❖ *Realty ONE Group -- full-service real estate with 1500+ REALTORS®. (888) 850-0101*