

TEAK 
MANAGEMENT

**OWNER
SERVICES**



RENT ASSESSMENT

Our team will perform an in-depth analysis to your property, rent trends, and neighborhood statistics to determine the optimum monthly rental rate for your property. In our assessment we will evaluate the property constructions, recommend preventive maintenance, and low-cost upgrades to boost your return and increase the properties appeal.

TENANT SCREENING

We have developed a comprehensive screening process to weed out any potentially problematic tenants and avoid future headaches. This starts during our initial contact with your future tenant. We start with a phone call and during that conversation we are asking a wide variety of questions in order to identify any red flags as well as getting to know this perspective tenant. From there we continue the screening in person as we meet all of the tenants face to face to determine if they will be a dependable and reliable tenant.

PROFESSIONAL PHOTOS & VIDEO

High definition photographs and video are an essential key to our marketing efforts that separates us from our competition. Renters start their home search online and will be drawn to your investment property by the stunning clarity and color of our photos which will have your property stand out from the rest. Through our years of Real Estate experience, we have seen first hand how this can impact the demand for a rental listing.

MULTIPLE LISTING SERVICES (MLS)

We will place your listing in the multiple listing service and expose it to over 60,000 real estate professionals, allowing them to share your listing with their clients. In addition to that we will syndicate your listing to over 80 different websites, including Zillow, Homes, Realtor, Yahoo, and Redfin just to name a few.

TENANT CREDIT & BACKGROUND CHECK

Our company runs a full credit check, criminal background check and eviction history to decrease potential vacancies or payment issues with the right tenant. Through our extensive screening process we evaluate all the data collected in order to make an informed decision when placing the right tenant in your investment property.

MOVE IN & OUT INSPECTION

A move in inspection will give us a chance to document the condition of the home, set expectations with the tenant, and allow us to report any damage or notations before the lease begins. Once the tenant is fully moved out, we will go back in and document the condition once again, compare both reports, and update the landlord on the results.

LEASE PREPARATION

A definitive and well-drafted lease agreement is the first line of defense when issues arise between landlords and tenants. Our comprehensive lease agreement is drafted by an experienced real estate attorney to protect you from any future liability and to resolve issues quickly.

AUTOMATED RENT COLLECTION

Residents have the option to authorize their bank accounts or credit cards in the resident portal, and then set up a recurring payment schedule. Rent will never be late, because it's deposited automatically.

DIRECT DEPOSIT OF RENT TO LANDLORD

Just like we automate the rent from our tenants we can deliver your funds directly to your desired account. We are very transparent, we don't get paid until you do.

AUTOMATED MAINTENANCE REQUEST

In order to eliminate any maintenance issues quickly and efficiently residents, owners, or employees can submit work orders through our portal. They can also attach videos, documents, and images as well as get status updates from your phone, tablet or desktop. attach videos, documents, and images as well as get status updates from your phone, tablet or desktop.

LEASE RENEWAL

Due to our exceptional service and systems, we have found in the past our tenant retention is very high. As a landlord this will save you a substantial amount of money and reduce your overall cost. By not having to find a new tenant this saves time and money associated with the cost to make the property rental ready again. Instead you will pay a small fee for us to prepare a new lease, ensure tenant satisfaction, and continue to keep your investment in tip top shape.

VENDOR MANAGEMENT

We have taken the time to curated business relationships with suppliers and service providers to better serve our landlords. We are happy to coordinate projects on your behalf to ensure it gets done right and in a timely fashion.

PERIODIC MAINTENANCE INSPECTIONS

A great way for us to verify your investment is being well maintained by the tenant is to periodically inspect for maintenance issues. It also gives us an opportunity to get feedback from the tenant on the overall health of the property.



TENANT REPLACEMENT GUARANTEE

This serves as an additional piece of mind for your investment. Our tenant screening process is so thorough that we guarantee our tenants! If a tenant, that Teak Management has placed, moves out and/or break the lease agreement during the first 6 months of tenancy, we will waive any fees and re-rent your property at no additional charge to you.

RISK FREE EVICTION PROTECTION

Our company will cover any cost and fees for an uncontested eviction provided we found and placed the tenant through our application process, prepared the lease and managed the property from the outset to the point of default. This cost of this protection is an additional \$10.00 a month per property. The protection will automatically renew every month unless the Owner cancels by providing 30 day written notice.

FINANCIAL STATEMENT REPORTING

Owners will have access to profit and loss statements, contributions and draws, and specific transactions we made on behalf of the property. Balance sheets, income statements, and a number of other financial reports are available.

MOVE IN & OUT PROPERTY VIDEO

In addition to our comprehensive property inspection report we will document your investment on video and keep it digitally stored. This is just another way we can retain your properties value and decrease vacancies.
