

Why You Need a Professional Property Manager

Coldwell Banker Residential Real Estate, Inc. Residential Property Management and Rentals

Do you know...

- Fair market rent value for the size and location of your property?
- What constitutes discrimination against an applicant?
- The Federal HUD standards for number of occupants?
- You cannot discriminate against children or familiar status?
- What portion of that law pertaining to service animals vs. pets?
- What notice to serve your tenants for unpaid rent?
- What notice to serve your tenant for breach of lease terms?
- What notice to serve a month to month tenant for termination?
- How to begin an eviction process?
- Your responsibilities for holding security deposit and advance rents?
- What repairs are required under The Landlord Tenant Act?
- The time required to complete repairs once requested by the tenant?
- The time frame for effective renewal or termination of an annual lease?
- The notice provisions for return of a claim against the security deposit?
- What laws apply to claim of abandoned property left by a tenant?

Are you familiar with...

- The Federal Fair Housing Law?
- The Federal Americans with Disabilities Act?
- The Landlord Tenant Act (Florida Statue Chapter 83)
- The transient tax requirements of state and local governments?
- The Federal Fair Credit Reporting Act?
- Your state and local ordinances pertaining to renting your property?

Can you...

- Check credit, eviction and criminal records of prospective tenants?
- Verify employment and income?
- Reach past landlords for tenant references?

Do you have...

- An Easily read and recognizable "For Rent" sign?
- A corporate rate for advertising in local papers?
- An Internet Web Site that attracts tenants?
- 24 hour answering service to page you with tenant inquiries?
- Qualified and licensed agents to show your property seven days a week?
- Access to list your property with Board of Realtors?
- Contacts with Nationwide Relocation Company to obtain tenant prospects?
- Access to current sales market data if a tenant offers to purchase?
- Federal Lead Paint disclosures & booklets and know how to use them?
- A 24 hour emergency line for the needs of your tenant?
- Vendors to service the needs of your property for fair market price?
- Vendors who are licensed & insured that respond within time required by Landlord Tenant Act?
- A Staff available 24 hours a day, 7 days a week?
- Access to an affordable attorney to process an eviction or lease at a reasonable cost?
- Access to attorney for free legal advise during the term of the lease?
- Effective move-in and move-out forms and policy statements for tenants?

The Coldwell Banker Advantage

- #1 Real Estate Company in the U.S. according to Real Trends Magazine
- Statewide Rental & Property Management Division
- Professional full time Property Managers
- Over 6500 properties managed/leased in Florida
- National TV advertising for sales also attracts tenants
- Internet exposure through our websites www.floridamoves.com, www.cbfloridarentals.com, www.cbfloridavacations.com .
- Over 165 sales locations open 7 days a week
- Largest Relocation Department in Florida

Property Management & Leasing Services

- Tenant screening for credit, criminal, and eviction records
- Free rental analysis
- Adherence to National Association of Residential Property Managers (NARPM) Standards of Practice & Code of Ethics
- Statewide Director is members of National & Florida Associations of Residential Property Managers, FARPM, Vacation Rental Managers Association & FVRMA
- Continuous training for Property Managers
- Full service accounting department for processing rent, bill payment and IRS 1099 reporting
- Video and still photo service available to record property condition
- Inventory services available
- Home Protection Plan available exclusively for managed rental properties through Coldwell Banker – monthly plan
- Full compliance with Federal Fair Housing
- Full compliance with Federal Fair Credit Reporting
- Full compliance with Federal Lead Paint Disclosure for pre-1978 properties
- Full compliance with Florida Landlord Tenant Law, FL St Chapter 83
- Attorney prepared leases and renewals for reasonable fee- which include free attorney consultation

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