

# **McCall Residential Management, LLC**

## **Property Management Services Provided to Property Owners**

### **Property Review**

**The Property Manager-In-Charge will schedule an appointment to discuss the details of our services. During the visit, we will develop a marketing plan for your property. Make professional suggestions that are needed to make your property the most desirable available property on the market. We will establish a fair market rental amount in accordance with today's current rental market.**

### **Marketing Plan**

**The marketing plan includes a yard sign, newspaper ads and a web site that will feature your property with a detailed description and pictures. Our website is updated on a daily basis. An Available Property List with descriptions and directions on the properties are available to prospective customers. We work closely to fill the needs of our local businesses and industries, relocation companies, real estate and other property management companies.**

### **Rental Rates**

**The rental rates vary as the market changes on a daily basis. When determining the fair market rental value for your home, we consider the current demand for rentals, the condition of your property, the location and compare pricing of other properties similar to your home and area.**

### **Prospect Screening**

**The application process includes a credit report, background check, landlord references and employment verification. Once the information is obtained, the property owner is contacted to discuss the prospect for their home. We strive to secure the best qualified tenant for you.**

### **Automated Accounting Services**

**The accounting service is provided by the most current software program available for property management services. Every month you will receive**

**a detailed monthly statement on your account along with your rental disbursement check. Let us keep your accounting needs in order.**

### **Collections**

**The collection procedures can become a problem for most landlords. We are qualified to handle delicate situations with tenants in collecting the monthly rent. We are prepared to carry through with the collections even if it means a full eviction. Let our staff take care of this difficult situation for you.**

### **Maintenance and Repairs**

**The maintenance and repairs are one of the most important aspects of our services for your property. We know that everyone must work on with a limited budget for maintenance and repairs but in the same time, keep up the value of their property. For that reason, we have independent subcontractors that are licensed and bonded to work on your property. Due to the volume of business we give to our contractors, they provide our property owners the best quality work and service at discounted prices.**

### **Year-End Reports**

**The year-end reports are sent to you shortly after the first of the next calendar year. This includes the 1099 and a Year-End Summary Report that gives you a detailed account of the past year. This is everything you will need for your tax purposes in accordance with the law.**

### **Customer Care**

**The customer care service provided by our professional staff is what makes our company special and unique. We pride ourselves with our many years of experience, education, professionalism and wisdom in our industry.**