

2001 North Main Street
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Placing Tenants:

- Advertise in multiple medias to attract quality tenants.
- Process and Screen applications (background check, credit check, prior tenancy, job verification, income verification, criminal history, etc.) based on owners preset parameters.

Rent:

- Rent is due 1-5th, Late after the 6th with a 10% late fee (we can keep due date the same on existing leases if different) .
- We accept online payments via PayPal and have an after-hours drop box for tenant convenience.
- Late fees are retained for operational costs.

Management fee:

- 10% of rent collected.
- We do not charge for vacant properties or when a tenant doesn't pay.

When Tenants don't pay:

- We handle all eviction proceedings; filing paperwork, attending hearings, meeting sheriff's office for sit-outs etc.

Maintenance:

- We have a maintenance technician for minor repairs.
- Any repairs that require a license (electrical, HVAC, etc.) we contract out.
- Ready units between tenants, including handling utilities.
- Owner has option to do own repairs or we can contact owner's preferred vendors.

Owners:

- Owner sets amount per month for repairs we can do without calling for approval.
- Owner sets tenant parameters.
- End of year Statement with 1099 including list of all expenses.

If you have any questions or would like to discuss anything, please feel free to email our office at info@foothillspm.com or call our office at 864-760-0661.

We advertise

