



8010 W. Sahara Ave Ste. 150. Las Vegas, NV 89117
Phone: (702) 328-4114 • Fax: (702) 804-0031



Karin Comeaux
(702) 328-4114
karinslvhomes@realtor.com
Vegas4SaleHomes.com
ShortSaleSolutionsLV.com

Text KARIN to 87804
For text updates

Hello,

Thank you for giving me the opportunity to help you rent your investment. My goal as a consultant is to help you rent your home for the highest price, in the shortest period of time, with the least amount of inconvenience to you.

This packet contains information about why you should choose *Karin Comeaux with Premier Realty Group*, the process of marketing and renting your home. It also contains information on what you can do to increase the value of your home and a Comparative Market Analysis for your property.

Prepared exclusively for you, this analysis contains a summary of the recent real estate transactions in your area for properties that are similar to yours. While none of the properties included in this analysis is exactly like yours, they do provide a good basis by which to compare your property with the 'competition.'

Your property may have special features or improvements that could substantially affect the price range in which it should be listed. We will discuss pricing in more detail after you have had a chance to review the enclosed information.

I look forward to working with you and managing your property quickly. I will follow-up with a phone call, email, or letter to see if you have any questions about taking advantage of our awesome program.

I am available to answer any questions you might have. Please don't hesitate to call or text at (702) 328-4114 or email me at karinslvhomes@gmail.com.

Sincerely,

Karin Comeaux

Your Personal Real Estate & Property Manager 4 LIFE!!!



My Mission Statement

Your needs come first! The process of marketing and managing your house must match your objectives, priorities, and needs. In order to best serve you, learning about your plans can help me understand your goals and help us build a strong working relationship. Becoming your Personal REALTOR & Property Manager 4 LIFE!!!

My Objectives

- Listen carefully to make sure YOUR objectives are understood
- Explain the home rental process thoroughly
- Discuss agency representation
- Price your home correctly
- Stage your home for rent
- Implement a proven marketing plan
- Make every effort to rent your home promptly
- Generate and follow-up on leads
- Communicate consistently, so you know what to expect



The 10 Point Marketing Plan That Gets Your Home Rented!

- 1) *Market 24 hours a day with a high visibility “For RENT” sign.*
- 2) *Price your home competitively... to open the market vs. narrowing the market.*
- 3) *Listing your home on the Multiple Listing Service.*
- 4) *Aggressively Market your home through various marketing media, social networking, and over 30 other search engines, such as: Remax.com, Realtor.com, Trulia, Homes, Zillow, Redfin, etc.*
- 5) *Contact my renter leads, center of influence, and past clients for referrals and prospective tenants.*
- 6) *Develop a list of features of your home for other Brokers and agents to use with their potential renters.*
- 7) *Add additional exposure through virtual tours and videos for YouTube.*
- 8) *Follow-up with other agents who have shown your home... for their feedback and response.*
- 9) *Screen each application for the best tenant.*
- 10) *Verify all information given from potential applicant.*

Our services include, but are not limited to the following:

- **Pricing:** Provide a Free neighborhood rental comparables, this allows for the best selection of tenants. We know the best tenants are looking for the best deals. That is why it is so important to price a property correctly at market price.
- **Marketing and Advertising:** Our goal is to market to all potential tenants. We take multiple photos of the property creating still images and a Virtual Tour.
- **Screening Tenants:** It is our goal to obtain the highest qualified tenants for each property. We have defined a preferred tenant profile based on credit check, background check, employment, and rental or ownership history. We present each tenant to our owners for their final approval.
- **Moving The Tenants In:** We have a full state and locally approved lease agreement that is updated continually and give the owner maximum protection at the time of leasing. We do a complete walk through report with photos to document the condition of the property at the time of Move-In. The tenant is explained the terms of the lease.
- **Rent Collections:** We do offer a "grace period", rents are due on the first of each and every month and late after the 3rd.
- **Inspections:** We provide a mid-lease inspection on all our occupied properties. We feel that it is critical for our owners to see how the tenants are caring for the property. We do a complete evaluation for the property by providing our owners with current photographs and a written report. This is a great tool in deciding whether or not to renew a tenants's lease or not.
- **Maintenance:** We understand more than anyone a client's need to be kept abreast of property condition both physically and financially. We recommend getting a home warranty to help reduce maintenance costs. We charge tenants a minimum deductible for all repair requests. We do our best to contact our owners about any maintenance needed to be done at their property. Prompt attention to maintenance items keeps tenants smiling and prevents minor problems from turning into high dollar repairs later.
- **Monthly Statements:** We provide a monthly income and expense statements for our clients each and every month.
- **Evictions:** We handle problems incurred with the tenant, such as non-payment of rent, non-compliance to yard, etc. If rent is not received by the 5th of the month the eviction process is started. It begins with a "5 day-notice to pay or quit" this notice actually takes 8 working days not including weekends and holidays. If the tenant still hasn't paid by the end of the period, the 5-day notice is followed by a "24 hour lock out". This is where the tenant is physically removed from the property by the sheriff's office, the locks are changed and the property is secured. Complete evictions are very rare. Tenants will usually pay at some point during the process. Once a tenant is late we do not accept personal checks, tenants must pay in certified funds. The owner is contacted during this period and kept informed.
- **Move Out:** When a tenant vacates a property, we again do a complete inspection of the property comparing the move in documentation to the move out documentation. We will charge the tenant damages and/or repairs needed that they are responsible for under the lease with their security deposit. In the state of Nevada, we have 30 days by law to account for or return a tenant's deposit.

Above all, we stay in constant correspondence with the owner of the property being managed.