



## PROPERTY MANAGEMENT

With no hidden fees and reasonable costs, we take the pain out of your property management needs

### ► Tenant Placement Services

- Market evaluation and analysis
- Marketing and Advertising
- Photography
- Schedule Showings
- Tenant screening
- Full Move-in Inspection Report
- No fees until the tenants have been successfully placed

### ► Property Management Services

- All Tenant Communications (24/7)
- Rent collection
- Coordination of maintenance and repairs
- Routine inspections (as agreed)
- Residential Tenancy Board compliance
- Annual rent-increase notice, and evictions
- Strata communications as required
- Monthly and annual financial statements
- Move-out Inspections



### Why Property Owners Trust Us:

- Local Experts: Deep market knowledge.
- Responsive Service: Proactive communication.
- Proven Results: Increased occupancy, lower vacancy periods. Thorough tenant screening.



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We're not just managing properties —  
we're protecting your investment.

### Rental Property Management including Tenant Placement

Choose the program that best suits  
your long-term goals:

**Option A:**

*Ideal for landlords seeking consistent, long-term property management with lower monthly fees.*

**Tenant Placement Fee:** 50% of 1 month's rent  
**Management Fee:** 8% of monthly rent  
**Cancellation:** 60 days' notice

**Option B:**

*Offers lower upfront costs with a higher monthly fee. Ideal for landlords unsure of how long they will need property management beyond 12 months.*

**Tenant Placement Fee:** 25% of 1 month's rent  
**Management Fee:** 10% of monthly rent

**Cancellation:**  
60 days' notice (+ 25% of 1 month's rent if cancelled within 12 months)

### Rental Property Management excluding Tenant Placement

Already have tenants in place? Contact us for a customized property management quote tailored to your unique needs. Rates vary based on property specifics and requirements.

### Tenant Placement Services

**Fee:** 50% of the 1 month's rent  
(\$1200 min. charge)

#### Additional Notes

**Subsequent Tenant Placements:** No charge with continuous Full-Service Rental Property Management contracts.

**Vacancy Periods:** No management fees during unexpected vacancies, ensuring cost savings.

**Full-Service Support:** Beyond property management, we offer expert home buying and selling services, ensuring a smooth transition if you choose to sell your property or wish to add to your property investment portfolio.