



NEW CLIENT WELCOME PACKAGE

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GARNER PROPERTIES & MANAGEMENT WILL HELP MAKE YOUR RENTAL PROPERTY A SUCCESS!

OUR HISTORY

Garner Properties and Management, LLC was founded by Larry Garner in the mid 1950's. Over the decades, Mr. Garner, himself an investor, developed proven property management strategies that have consistently provided the results other investors crave. Since then, Mr. Garner has been joined by Chris Garner to address a growing need for a professional management company with a sound infrastructure to deliver the proven property management strategies developed by Mr. Garner more than 50 years ago.

Proven strategies, coupled with unparalleled client services have driven Garner Properties to strive to be the largest single-family property management company in the United States. With expansion of our services into multi-family and commercial buildings, we are positioned for unprecedented growth and will continue to provide outstanding service to our clients.

ON-LINE SOFTWARE

We use a very powerful *cloud based management software system* that allows us to provide you with unprecedented service and transparency. No longer will you wonder what is going on with your portfolio. Our "owner portal" gives you real-time access 24/7 through any web browser. In addition to seeing when your rents are received, you will also be able to:

- **View and approve work orders:** All maintenance work orders are automatically emailed to you;
- **Instant access to all expenses:** Copies of all bills are electronically posted to your owner portal;
- **Automatic e-deposits:** Rent can be e-deposited into your account;
- **On-Line reports:** Run over 20 financial and other reports;
- **Vacancy status:** Review marketing campaigns and showings;
- **Communication:** Instant message communication with staff;
- **AND** much, much more . . .



TESTIMONIALS

I wanted to send you a note to express our appreciation of your services over the past 6 months.

Garner Property and Management is a "breath of fresh air." After the first day of service, I knew we had made the right choice. They are responsive, dependable, and extremely professional. They are able to take care of all of my property needs from daily work orders to a highly advanced data management system that I can access when needed.

I know when each rent is collected and when service needs to be provided to any of our units. They advertise and show our available units in a timely fashion. Garner is at the top of their game and I would recommend them to anyone who needs management services completed in a "highly" professional manner.

As you are aware, we have been through a number of property managers in the past and it is refreshing to be working with a company that is very professional and responsive to our needs. We are looking forward to continued success with our partnership.

Sincerely,

Richard Vito
Portfolio Manager
Lucian Development



MANAGEMENT SERVICES

With falling home values and a competitive rental market, the right management company is perhaps the most important link to your investment vision. We use three pillars of business to provide you a complete management solution - **innovative** business practices, **integrated** services and **dedicated** staff.

COST & CHARGES

We have worked very hard to establish a pricing model that is affordable for investors and home owners alike. We accomplish this while maintaining the highest level of service. Our pricing for single family homes is as follows:

- **Management Fees** are calculated on a graduated scale according to the rent amount and the amount of rent collected:
 - Rent amount less than or equal to \$850/mo-7% of collected rent
 - Rent amount from \$851/mo to \$1200/mo-6% of collected rent
 - Rent amount greater than \$1201/mo-5% of collected rent
- **Set Up Fee Option 1:** A fee of \$550 for a vacant property and \$200 for an occupied is paid up-front in lieu of standard rental commission. When the property is re-rented after a vacancy, there is a \$550 re-rental fee taken out of the first months rent;
- **Set Up Option 2: NO FEE** is collected up front. When your property is rented, the first month's rent is collected as a rental commission. This commission will also apply when the property is re-rented after a vacancy. This option is used for all condominiums;
- **Administration Fee:** A 10% fee is applied to all expenses paid by Garner Properties on behalf of your property;
- \$100 is charged when a tenant renews their lease;
- **We do not charge a monthly "vacancy fee"; and**
- **We do not keep late charges.**

TESTIMONIALS

Working with Garner Properties has been nothing short of a pleasure and incredibly convenient. My property went from un-rentable to rented within a couple of weeks. I rented my property myself for a year and a half and found it incredibly inconvenient and time consuming. The 10% property management fee that Garner Properties charges is WELL worth it. I would never rent my property again any other way.

Thanks,
Chris Genereaux

ADDITIONAL SERVICES

Garner Properties & Management is proud to partner with the following companies to provide even more professional services to its clients:

The Law Offices of Aaron D. Cox, PLLC - General Counsel for issues such as evictions, collections, closings, city violations, foreclosures, and property tax appeals.

4 Diamond Services LLC - Provider of full spectrum professional home rehabilitation services to maximize your rental income.



MARKETING OVERVIEW

Garner Properties & Management is on the cutting edge of new technology and innovative marketing systems, which allow us to rent your properties faster. Our on-going marketing campaigns generate over 200 tenant leads a day. This allows us to find the right tenant for your property within a manageable time frame. A few key marketing campaigns that allow us a competitive advantage for your vacancies are:

- **Internet Campaign:** Our Database is shared with over 45 web sites generating over 1.2 MILLION views a month;
- **Print Ads:** We run ads every week in major and local newspapers;
- **MLS:** Properties are listed on Multiple Listing Service (MLS) used by Real Estate professionals;
- **Section 8:** Complete vacancy list is emailed to all local government offices every week;
- **Signs:** Large and unique sign in every yard;
- **Cross Marketing:** All potential tenant inquiries are profiled and stored for follow-up marketing of vacant homes; and
- **Placement Services:** We maintain relationships with the nation's largest insurance, corporate re-location, and placement services.

MAINTENANCE

We have a dedicated team that is responsible for all rehab and rent-up projects. This team allows us to return your property to "rent ready" condition as quickly as possible while maintaining cost controls.

Our experienced in-house maintenance staff will ensure that your property is safe and well maintained throughout the life of the lease. They will act on and complete all work orders in a timely fashion. We have built a large network of specialized contractors at negotiated rates to cover any property challenge efficiently and cost effectively. We also have a highly trained and certified staff to cover such issues as lead-based paint testing.

FAQ'S

- Q. Do I have to use your maintenance services for repairs?
- A. No. We have the ability to mark your property as "owner to handle repairs." You must be able to receive the work orders via e-mail and complete them in a timely manner.
- Q. What if my tenant does not pay?
- A. We have proven systems that allow us to act very quickly if a tenant does not pay. With our in-house counsel, we will pursue any and all legal action necessary to get the tenant to pay or to evict them.
- Q. When and how do I get my rent money?
- A. If the tenant pays before the 10th of the month, you will receive your funds by the 14th. If a tenant pays after the 10th, the funds will be sent by the 24th. We have the ability to directly deposit funds right into your account.
- Q. How do you screen tenants?
- A. We use a national credit and background service to screen all tenants. We analyze credit scores, criminal charges and past evictions. We also require proof of income and references from past landlords.



GET STARTED!

Start maximizing your real estate investment today. Call Garner Properties & Management at 866-724-5180 or e-mail us at info@garnerproperties.com.

We will send you a Management Contract and Client Checklist outlining all of the documents we will need to start marketing your property, including a signed W-9, property deed, property tax information, contact information, utilities information, Rental Registration, and Certificate of Occupancy.

If you have any other questions, please do not hesitate to contact us.

OUR LOCATION

Corporate Headquarters:
23944 Eureka Road
Suite 105
Taylor, MI 48180
Direct Line: 734-287-6619
Fax: 734-287-9210

From Our Family To Yours, Welcome Home.



866-724-5180

www.garnerproperties.com