



## DESIRED RENTAL SITUATIONS

### OUT OF TOWN PROPERTY OWNERS

*Cavalier Estates, LLC* is local to the Tampa Bay area ensuring that tenants are properly caring for the property.

Out of town management never works. Showing the property is out of the question, inspections can't be done. It's difficult to properly manage out of town property. Fortunately, you have a local dependable resource, *Cavalier Estates, LLC*.

### BURNED OUT & RETIRING LANDLORDS

We really cater to burned out landlords, helping them move on to living the good life without the hassles, while retaining the benefits.

### HOMES THAT JUST DON'T SELL

Homes that just won't sell for the needed price are a great situation for us. We will rent up a home for a period of time and when the selling market improves we will return the property back to the owner. This buys time for the owner and allows them to use a realtor of their choice.



## OVERVIEW

*Cavalier Estates, LLC*, not only rents homes for others we also have properties too. We understand how tenants and houses get along. The homes we rent are the lifeline of our business, and that is why a thorough screening of our applicants is important.

If you would like to discuss our program give us a call. We really do make this business easier for you!

Sincerely,  
*Matt Fonk*

Licensed agent acting as a principal

## CAVALIER ESTATES LLC

THINKING BEYOND TRADITION

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## CAVALIER ESTATES LLC

THINKING BEYOND TRADITION



HASSLE FREE PROPERTY MANAGEMENT



## THINKING BEYOND TRADITION

*Cavalier Estates, LLC* believes the key to great tenants begins with the management. Quite often problem tenants are the result of poor screening. By properly qualifying prospective tenants we are able to find the best candidates, who are able to handle the responsibilities of renting a single family home while affording market rents.



## FOCUSED ON LONG TERM RENTALS

# CAVALIER ESTATES LLC

## THINKING BEYOND TRADITION

### HASSLES & BURDENS

Call them what you will but they do pop up. And when they do, one must be prepared. Our proven system is designed to aggressively handle unwanted issues. Below are several that do pop up.

- Vacancies
- Tenant excuses
- Non-tenant guest
- On-time rent collections
- Security deposit disputes
- Vicious unauthorized pets
- Complaints from neighbors
- Late-night maintenance calls
- Yard and house maintenance
- Background & credit investigation
- Applicant confidential record keeping
- Fair housing compliance
- Lead paint disclosure

If you are dealing with any of these scary issues, it's time to call.

### BENEFITS OF CAVALIER ESTATES

- Automated rent collection & payments
- Automated record delivery
- Aggressive marketing techniques
- Minimized vacancy & turn over
- Reserves kept on hand for maintenance
- Property maintenance follow up
- Detailed inspection reports
- Zero evictions in 14 years
- Most tenants stay more than 2 years
- Respond to tenant requests
- Solve tenant problems

RENTAL  
APPLICATION