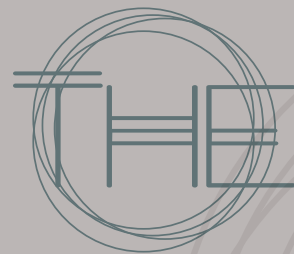




PROPERTY
MANAGEMENT
IS OUR
BUSINESS.

YOU CAN
REST EASY
KNOWING
THAT WE WILL
HANDLE IT
FROM HERE.

PROPERTY MANAGEMENT



THE Brokerage
A REAL ESTATE FIRM®



Located in Henderson, Nevada, and serving the greater Las Vegas valley, THE Brokerage is a full service property management and real estate firm.

WHO
WE ARE
AND WHAT WE DO

Our seamless approach to managing your property offers you a stress-free experience that allows you to meet your income goals without sacrificing quality service. Our white glove service combines expert market knowledge with proven occupancy strategies that keep your property filled and in good condition. Our clients are both owners and investors, and we provide customized service that has been tailored to fit each clients needs. We pride ourselves on our communication and quick action to address any issues that may pop up.

Our team is experienced, skilled and up-to-date on all regulations governing the rental industry. Our commitment to this means constant training and in place quality control measures that guarantee you get the VIP treatment no matter how big or small the property is.

OUR SERVICES



Unlike many property management firms, we don't charge a set-up fee! But, you still need to be "Set-Up." So, here's what we'll do for you to get the ball rolling:

- Full market analysis of your home rental and monthly rents.
- On-site Mobile Evaluation of your property with digital reports and photos provided.
- Coordination with our vendors to clean and prep the home for leasing.
- Schedule professional photography to highlight your home's best features. No cell phone photos here.
- Tenants are mobile and so are we. Your home is marketed extensively online and our mobile app makes finding a home easier than ever.
- Installation of monitored lock box for easy tenant showings.
- Before your home even hits the market, we make sure our in-house leasing agents know it is coming available to broaden interest in the property.
- Placement of our Top of the Line Yard Sign for maximum visibility.
- Employ extensive and state-of-the-art advertising to find the perfect tenant.

- No out of pocket! Our competitive leasing fee is only collected after we place an approved tenant.
- Cutting edge landlord and tenant website that helps us track rents, maintenance requests, evaluation report history and more.
- Your rent proceeds come to you via electronic transfer; direct to your account.
- Out of state? Different time zone? No problem. Our Landlord Online Portal is available when you need it to be, 24/7, giving you access to statements and accounting.
- Are you a foreign investor subject to FIRPTA? We have you covered with local tax experts that can make sure you're compliant.
- Your year-end statements are digital and detailed.

Our management fees are competitive to fit your individual needs.

**You want to know who you're entrusting to live in your property and we're here to help with that decision.
We pride ourselves on consistent and fair screening of our tenant applications.**

Premium Tenant Screening

Reports are generated in seconds, and do not require applicant participation - Applicants do not need an email address, computer or internet connection.

Each credit and background check includes:

- Exclusive rental recommendation.
- Eviction history.
- A full credit report with credit score that includes income and assets, past due amounts, factors that affect the credit score, summary and breakdown of accounts including late payment history.
- Complete background check and identity verification. This report checks the Most Wanted Databases, National Sex Offender Registry, US Treasury Office of Foreign Asset Control (OFAC) and criminal records by state.
- Automatic linking to rental application.
- When needed, we will request additional information for the applicant to verify their reports.

Once tenant is approved:

- We execute the lease with your new tenant and collect additional information for their file.
- Once the tenant executes the lease and provides payment of rents and fees we deposit monies in a state monitored trust account.
- Your HOA (if applicable) is notified that we are your local representative and will address their concerns on your behalf.
- Tenant is provided with keys/remotes and any special instructions necessary for a smooth transition.
- Rent collection is made easy via our mobile friendly, secure website and conveniently located office.

Landlord's Checklist

- Collect all Keys and Remotes
Note mailbox number
Parking Space Number (if applicable)
- Ensure systems function
Replace burned out bulbs
Replace A/C filters
Remove all personal belongings
Ensure smoke detectors are less than 10 years old
- Notify HOA of new Management
- Forward your mail and provide a forwarding address
- Establish a PO Box with forwarding service (if applicable)
- Provide Home Warranty information if applicable)
- Signed W-9 for Annual 1099
- Bank account information for e-check system
- Homeowners insurance info (add our firm as authorized 3rd party)

