

AFFORDABLE

**YOU PAY
JUST 8%
OF THE MONTHLY RENT**

What we **DON'T** CHARGE

- ◆ \$0 set up fee
- ◆ \$0 admin fee
- ◆ \$0 marketing fee
- ◆ \$0 service repair fee
- ◆ \$0 service charge for eviction
- ◆ \$0 service charge for maintenance and repairs
- ◆ \$0 Account fee— ERM will make electronic deposits directly into your account at a bank of your choosing— NO extra charge.
- ◆ \$0 owner repair account

SCOTT HARDEY

801-783-8838

scott@theHardeyTeam.com

www.ERMrentals.com

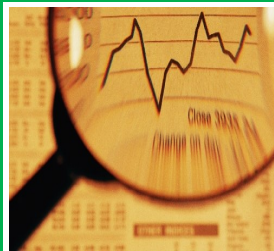
ELITE Rental Management KW South Valley Keller Williams

MARKETING



- ◆ We place Large "For Rent" sign on property.
- ◆ 800 number with recorded message to allow 24/7 access for tenants and allows us to tract all calls and follow up.
- ◆ We Place online ads on more than 50 websites to create maximum visibility for your property
- ◆ We use social media to expose your home to a wide targeted audience

SCREENING



- ◆ We Evaluate each prospective tenant by checking credit, rental history, employment, income, and background.
- ◆ Not Just any tenant will be placed in your property just to fill a vacancy.

HONESTY...INTEGRITY...

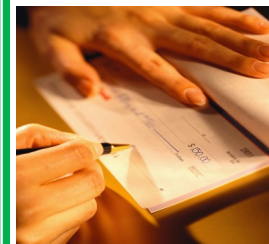
**WORKING HARD
FOR YOUR MONEY**

MOVE-IN



- ◆ We prepare all contacts and agreements.
- ◆ We take before photos for our records
- ◆ Tenant completes Move-in/move-out checklist and it is kept in the file.
- ◆ We instruct Tenant of their responsibilities for maintenance of the property.

RENTS



- ◆ Rents are due on the 1st and late after the 5th, after which they are subject to a 10% late fee.
- ◆ Non-payment or partial payment trends are handled before they result in loss of income.
- ◆ We could issue a 3-day notice to pay or quit as early as the 6th of the month.
- ◆ Upon request, a yearly rent analysis of the property and of the rental market will be provided.
- ◆ We will set up an electronic bank funds transfer so you get your money faster.

YOUR MONEY



- ◆ At the beginning of each month, we will pay all of the authorized expenses.
- ◆ Your funds are transferred between the 7th-10th of each month.

MAINTENANCE



- ◆ We minimize your headache by taking care of any and all repair issues, even those dreaded late night phone calls- we handle them so you don't have to.
- ◆ We evaluate the need for required maintenance.
- ◆ We schedule and coordinate all work orders.
- ◆ We supervise all repairs and maintenance requests
- ◆ We use trusted and experienced contractors.

INFORMATION



- ◆ Elite provides you with an online owner portal so you can access...leases, invoices, statements, ledgers, photos and more, 24/7.
- ◆ We provide you with a year end statement and 1099
- ◆ Good communication with YOU is our priority.

HONESTY...INTEGRITY...
WORKING HARD FOR YOUR MONEY

HERE IS WHAT OTHER PROPERTY OWNERS/INVESTORS ARE SAYING

...In two years of owning an 18 unit apartment building that had a lot of upside, I made very little money and had nothing but complaints, headaches and on average, 4 vacancies each month.

After hiring ELITE Rental Management , I made more money in the first 6 months they managed my property than I did in the two previous years. My vacancies are down to zero and now, I just don't worry about the property.

Thank you Scott for stepping in and making life easier and for sending me bigger checks each month...

Bob Powers- 1-323-216-6165

...I've owned property for quite some time. I own single-family, duplex, fourplex, large apartment buildings and everything in between. I have managed some on my own, and I have had some managed by other property management companies.

The thing that impresses me the most about Scott and ELITE is that he is very aggressive when it comes to renting, repairs, negotiating, evictions, and taking charge. He always has a handle on what is going on and always getting things done.

I love the reports he generates. He uses software specific to property management and an easy to understand monthly statement.

He brings a lot of experience to the table. He has helped me to purchase and sell many properties as well. I have made more money with Scott managing my properties than I have with anyone else...

Clark Boulton- 1-714-270-6704

MISSION STATEMENT

IT IS OUR MISSION AT STRATEGIC PROPERTY MANAGEMENT TO PROVIDE MARKET KNOWLEDGE, EXPERIENCE, AND LEADERSHIP TO OUR INVESTOR CLIENTS.

WE WILL STRIVE TO IMPROVE OUR CLIENT'S REAL ESTATE INVESTMENT PORTFOLIO BY MAXIMIZING RETURNS, DECREASING EXPENSES, GROWING PROFITS FOR THE SHORT TERM WHILE PLANNING FOR THE LONG TERM.

WE WILL WORK HARD, HONESTLY, AND ETHICALLY TO ACCOMPLISH OUR MISSION.

The ELITE Rental Management Team brings 40 years of real estate and property management experience, knowledge and expertise to your property.

Members of:

Salt Lake Board of Realtors
Utah Association of Realtors
National Association of Realtors

Specializing in
Single family, Townhomes,
Condos, Small Multi-units



SCOTT HARDEY
President/Property Manager

ELITE
RENTAL MANAGEMENT

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