

## Our Mission

*LINK REALTY, strives to provide the most professional, effective, accurate and efficient property management service available. We have a company wide commitment to maximize the long term profitability for our owners, while maintaining quality housing for our tenants.*

Visit [www.linktorentals.com](http://www.linktorentals.com) today for more detailed information.



# Property Management Services

Service, experience and resources for making the right real estate choices in property management.

CENTURY 21<sup>®</sup> Link Realty, Inc.



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## About Us

LINK REALTY Property Management and our Team of Professional Property Managers provide Full Service Property Management Leasing Services to Owners of Single Family Homes, Individual Condos, Townhouses and Apartments. We specialize in providing our property management services in the Tampa Bay area with superior service to protect your investment.

LINK REALTY gives each property individualized attention during every phase of our property management. Today owners require a wide range of services depending upon the property and market conditions. LINK REALTY provides comprehensive Property Management Programs to meet the specific needs of each client.

In order to maximize the pool of available tenants, LINK REALTY maintains membership in the Mid Florida Multiple Listing Association (MLS) and cooperates with local brokers. In addition LINK REALTY advertises on multiple web sites like Zillow.com, Trulia.com, Trulia.com and the Armed Forces Automated Housing Referral Network (AHRN) as well as local papers and publications. This allow us access to over 15,000 real estate professionals locally as well as thousands of prospective tenants world wide, which facilitates a tremendous relocation and referral network.

## Our Services & Fees

Our Property Management fees are very reasonable, and we offer special rates for owners of multiple properties.

### Initial Fee\*\*

NO SET UP FEE! and no additional fee until we find a qualified tenant. Once your property has been leased, our fee is 50% of the first full month rent. These fees cover the following:

- All marketing including MLS, Internet and Print.
- Showing the property to prospective tenants and arranging showings for other realtors.
- Complete background check on all prospective tenants including credit, employment verification and criminal and rental history.
- Prepare and execute a lease agreement.
- Complete move in inspection report including photos and details on condition of the property at move in time.
- Register tenant with HOA and supply them with community "rules and regulations"
- Hold security deposit in compliance with Florida Law.

### Leasing Fee

Our leasing fee is 10% of the gross monthly rent. This fee is subtracted from the landlord's proceeds each month. This excludes any necessary repairs for the property. Leasing services include the following:

- Collection rent.
- Serving all legal notices for late rent, evictions or HOA violations.
- Handling request for repairs and/or maintenance.
- Arranging for all repairs to be completed and inspecting before paying vendors.
- Providing owner with fully itemized monthly reports and year end accounting statements.
- Periodic inspections of the property during the lease term to ensure property is being maintain as per lease agreement.
- Lease renewal market analysis, inspections and completion of new lease agreement.

*\*\*subject to promotional discounts*

**Tenant Placement Only Service also available**

