

## 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.

Find us on line at:

[www.linktorentals.com](http://www.linktorentals.com)



LINK REALTY, INC.

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Property  
Management  
Services

Linking Families to Homes!

## About Us

**LINK REALTY** Property Management and our Team of Professional Property Managers provides Full service Property Management Services and Property Management Agreement Leasing Services to Owners of Single Family Homes, Individual

Condominiums and Multi-Family Apartments. We specialize in providing our Property Management Services in the Tampa bay area, including Brandon, Valrico, Seffner, Riverview, Apollo Beach and Lithia, and more, with superior service to protect your investment.



**Single Family Homes**

**LINK REALTY** gives each property individualized attention during every phase of our Property Management. Today owners require a wide range of Property Management Services depending upon the property and market conditions. LINK REALTY provides comprehensive Property Management programs or selected Property Management services to meet 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 Rentals.com, Automated Housing Referral Network for Armed Forces Members (AHRN.com), Tampa Tribune and other local publications. This gives us access to over 15,000 real estate professionals locally as well as thousands of prospective tenants and property managers world wide, which facilitates a tremendous relocation

and referral network.

## Fees & Services

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

### Initial Fee

For Just \$150.00 set up fee we can begin marketing your property TODAY! There's no additional fees until we find you a qualified tenant. Once your property has been leased, our fee is 50% of the first full month rent. These fees covers the following:

- On-going ad in the newspaper.
- Enter the listing in the Multiple Listing Service (MLS) system.
- Place pictures and information about your property on our company web site.
- Place property info and pictures to Mac Dill Air Force Base housing office website. • Show the rental to as many prospective tenants as possible.
- Screen any prospective tenants, i.e. run a credit check, verify employment and salary, check previous landlord history and do a criminal background check including out of state if needed.
- Compile a walk-thru checklist prior to tenant occupancy.
- Provide the owner with a DVD and digital pictures of the entire properties interior and exterior prior to EVERY tenant move in and move outs.



**Townhomes, Condos & Villas**

- Arrange for tenant instruction, if necessary, regarding pool, appliances, yard, etc.
- Prepare a 1-year lease, with copies for tenant and landlord.
- Hold security deposit in our non-interest bearing account while tenant is in rental property.

### Leasing Fee

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

- Collecting monthly rents.
- Handling requests for repairs and maintenance.
- Arrange for repairs up to \$500.00 (or more in an emergency situation) as previously agreed with owner.
- Arranging and making payment for required repairs or maintenance work.
- Paying to owner amounts received in excess of required disbursements.
- Providing owner with fully itemized and computerized monthly reports and year-end accounting statements.
- Periodic inspections of the property during lease in order to ensure proper maintenance.
- Arranging tenant notices and evictions when necessary.

