



Property Management Services

With over 250 properties in our management portfolio, our knowledge of the market is second to none. We provide the following services to our property owners:

PREPARING AND PRICING YOUR PROPERTY FOR LEASE

- Interview with owner to determine tenant parameters along with the details and particulars of each property.
- Inspection of the property and analysis of competitive rental pricing
- Review of necessary repairs and safety issues
- Timely marketing of the property including Multiple Listing Services(MLS), over 30 syndicated internet sites and Craigslist.
- Email marketing is also utilized sending out your property listing to over 4,000 agents in the Charleston area

FINDING AND KEEPING A SUITABLE TENANT

- Prompt response by email and telephone to tenant inquiries
- Agent showing of property (prospects are always accompanied by a licensed agent)
- Tenant application process includes:
 - Detailed screening which includes credit, rental, criminal and eviction checks
 - Proof of income – a co-signer may be required
 - Obtain a Security Deposit (we require one month's deposit with applicable credit)
- Mid-term property overviews, including preventative maintenance recommendations as desired by owner
- Maintenance calls, service agreements scheduling and handling of tenant issues
- Lease terminations and renewals (evictions if required)

FINANCIAL SUPPORT FOR OWNERS

- Diligent collection of Rents. Tenant have the ability to pay online through their tenant online portal
- Detailed monthly statement of income and expenses available 24/7 through owner's online portal
- Owner access to contribute funds through owner's online portal
- Owner income proceeds disbursed through direct deposit or check each month
- End of year tax form 1099 and income/expense summary
- Additional disbursements for mortgages, taxes, etc. as instructed by owner

COMMUNICATION

- A licensed property manager is on duty 24 hours a day for emergencies
- Cutting edge software allows online access for owners
- Emails and phone calls are always returned by one of our managers promptly

Our property management fee for the above services is only 10% of the monthly rent. There is an initial setup fee of \$150. We also offer additional marketing packages that include property photos at a reduced rate.

We do not charge a fee if the property is vacant.

If you are considering a property management company, please call our office at 843-723-2763 or email at rentals@danielravenel.com and we will customize a property management plan for you.