



In today's economy, it can be financially rewarding to purchase investment properties or a challenge to sell your personal property which can result in considering the cost benefits of turning it into a rental property. Managing and maintaining your property as a rental is hard work. This is especially the case, when you own multiple properties or reside a considerable distance from the property's location. Under these and other circumstances, it's beneficial for you to utilize the services of a professional property management company. We are Landlords of our own personal investment properties and we sympathize with other owners and the struggles of managing properties. As Realtors and Property Managers we are expert professionals who will perform all your management and maintenance tasks while eliminating most your worries and reducing your risks.

We start with marketing your property for rent. We don't simply "list" your property we use an in-depth internet marketing strategy to maximize exposure. We employ a showing service to allow real estate agents access to your home and follow up to provide you with their client's feedback. Other prospective tenants are met by a licensed broker at your property to promote the benefits of living in your home and ensure its safety and security.

Once we have a prospective renter we have them complete an application and provide proper identification then a thorough criminal background check and a credit report are ran, references are contacted, eviction notices verified, and an employment check conducted.

If they are ideal tenants you may choose to do the monthly management. If you prefer we will take care of all complaints and inquiries by working directly with your tenants. We believe in immediate and personal interaction with each landlord and tenant we serve. We will work to ensure rent is collected on time and any default in payment reported immediately. We provide each landlord with a detailed accounting statement for their property.

We understand the importance of maintaining your property's value. Regular maintenance, repairs and improvements are a necessity. We can coordinate with trusted contractors to maintain the exterior and interior of your property. Through our preferred vendors we can manage the costs associated with the upkeep of your property and detail these expenses for you.

We will keep a detailed record of monthly ledger entries related to all income and expenditures for your property. These records are essential for annual revenue and tax reporting. We are always up to date on tenant laws and will represent the property owner when necessary in legal matters, such as eviction notifications.

There are other property management companies that are cheaper but we provide a level of service and attention that gets left out in property management but that is essential to maximizing your profitability and reducing your worry. If you think we can be of service for your property management needs than please contact us at Crestlineteam@gmail.com.