



Properties for You

PROPERTY MANAGEMENT



ABOUT PROPERTIES FOR YOU

A Lincoln Nebraska, family owned and operated business since 2006. We concentrate on providing quality housing at affordable prices to the Lincoln community. Our properties will always be clean, renovated and meet the highest standards.

Our property management portfolio features apartment complexes, homes, conversions, condos, duplexes, multi-plexes, commercial, and office buildings. As a small but professional business we can offer the best of both worlds: creating personal relationships, working to understand your needs, hand-picked contractors, and quality tenant selection.

SERVICES

PROPERTY INSPECTIONS

- Perform documentation of the interior and exterior including photos
- Offer recommendations on repairs and cosmetic improvements that maximize monthly rent while providing good ROI
- Gather data on rental rates in the area and work with owners to determine the optimal rental rate.
- Discuss with owners the pros and cons of different policies such as accepting pets, smoking etc.

MARKET THE PROPERTY

- Prepare home for rent
- Create ads tailored to the property and advertising medium. Some of the mediums commonly used are: Facebook, Trulia, Zillow, Apartments.com, Craigslist, TenantCloud, our website and more.
- Field calls from prospects for questions and viewings
- Meet prospective tenants for showings throughout the week
- Provide prospective tenants with rental applications that are legally compliant with fair housing laws
- Collect online applications with application fee





TENANT SCREENINGS

- Perform a background check to verify identity, income, rental history, etc.
- Set standards with owner regarding tenant criteria
- Grade tenant according to pre-defined tenant criteria
- Inform tenants who were turned down.

TENANT MOVE-IN

- Draw up leasing agreement
- Confirm move in date with tenant
- Review lease guidelines with tenant regarding things like rental payment terms and required property maintenance
- Ensure all agreements have been properly executed
- Have tenants fill out a move-in inspection checklist and sign a report verifying the condition of the property at to move-in.
- Collect first months rent and security deposits

RENT COLLECTION

- Receiving rent (check, money order, online payments)
- Sending out pay or quit notices
- Enforcing late fees

EVICCTIONS & LEGAL

- Filing relevant paperwork to initiate and complete an unlawful detainer action
- Representing owner in court
- Coordinating with law enforcement to remove tenant and tenants possessions from unit
- Advise in the event of a legal dispute or litigation
- Refer owner to a qualified attorney when necessary
- Understand and abide by the latest local, state and federal legislation that apply to renting and maintaining rental properties.

MAINTENANCE & REPAIRS

- Provide maintenance crew and a network of contractors who have been vetted
- Maintain outdoor areas
- Snow removal
- Maintain and monitor a repair and maintenance line
- Larger renovation or rehab projects
- Provide recommendations on how the project can maximize rental income.

TENANT MOVE-OUT

- Inspect unit and fill out a report on the property's condition when the client moves out
- Provide tenant with a copy as well as estimated damages
- Return the balance of the security deposit to the tenant
- Clean unit and perform and needed repairs or upgrades
- Put the property back on the market for rent