

Invest
Lease
Manage



Take a moment and get acquainted
with our owner services at
Ackley FL Property Management
Serving the Kissimmee/ Orlando
and surrounding areas

Yes! We can show you ideal investment
properties in to buy in Central FL, we cover
5 counties! **407-846-8846**



Managing your property is simple. . . Right?

- Buy an investment property
- Rent to reliable, responsible tenant(s)
- Collect the rent on time and deposit to your bank account

Okay...maybe it's not so simple... what happens when...

- Tenant is late with the rent
- Tenant doesn't pay the rent
- Complaints at all hours for repairs... Do you provide 24 hour emergency service?
- Tenant is placed without a thorough background check
- Tenant damages the property
- Property deteriorates with long term tenant
- Tenant has to be evicted

We're sure you will agree . . . We Earn Our Management Fee!



Ackley Property Management Services Include:

Extensive Tenant Screening . . . We check:

- Credit history
- Rental history
- Past evictions
- Criminal/Pedophile Background
- Employment/Income Verification

Marketing and Advertising

- Property listed in the regional MLS -directly feeds to numerous real estate websites!
- Property listed at www.AckleyFlorida.com
- Ackley rental sign has designated phone number to Leasing Agents
- Professional leasing agents to track calls and show your property 7 days a week
- Provide owners showing feedback

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Owner Services

Property Manager is assigned to your property with office and field support staff
Answering Service 7 days a week/24 hours a day
Supervision of all work relating to preparing the property for renting

Rent not Paid?

Contact tenant when rent is not paid
If no communication post 3 day notice
Communicate with you regarding the eviction process, with attorney take from 3 day notice to writ of possession

Our management fee is the first month's rent and 10% of monthly rental thereafter

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PROPERTY MAINTENANCE

- ✓ 24 Hour Emergency Service
- ✓ Tenants call our Maintenance Department for all repair requests
- ✓ Timely response to Repair Requests
- ✓ Inspection of completed work
- ✓ Communicate with you about maintenance work
- ✓ Handle all Home Warranty calls
- ✓ Use of licensed and insured contractors only

PROPERTY INSPECTIONS

- ✓ Move-In and Move-Out Inspections
- ✓ Scheduled Annual Inspections by our Property Inspector to check property condition and ensure tenant compliance

AUTOMATED ACCOUNTING

- ✓ Timely rent collection procedures
- ✓ Rent disbursed monthly via ACH Direct Deposit or Check
- ✓ On-line rental payments for tenants
- ✓ Security and Pet deposits placed in Escrow in Agreement with Florida Statutes
- ✓ Detailed monthly financial statements with invoices
- ✓ 1099 statements for tax purposes

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Just need help placing a tenant?

Ackley One-Time Tenant Placement Service can assist you with placing a qualified tenant and you continue to manage your property.

- Enter your property in the MLS Rentals, which automatically feeds to Realtor.com, Trulia, Zillow, Ackley Florida website and many more websites
- Escort prospective tenants through the rental property
- Process all rental applications and check all of the following:
 - Credit history
 - Landlord references (rental history)
 - Criminal
 - Pedophile
 - Employment/income verification
 - Evictions

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Rajia Ackley– Managing Broker

Accounting Department

Property Management Services Department

Maintenance / Inspections Department

Leasing / Renewal Department

Property Maintenance Department



Rate Your Property's Rentability for a 150% Score

- Priced Competitively
- Market location
- Updated kitchen & Baths
- Includes lawn/pool service
- Allow pets
- Includes washer & dryer
- Easy access to show
- Fenced maintained yard
- Clean and presentable
- Desirability at lease a 3/2/2 with 1200+ sq ft

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