

RESIDENTIAL PROPERTY MANAGEMENT EXPERTS

RENTING IS SMART



JAMBI
PROPERTY MANAGEMENT

CalDRE License #01937671

OUR MAIN CLIENTELE,

Is The Luxury Real Estate Owner

The difference between us and other property management companies is that we specialize in handling the nicer single-family home and condo market. We will share with you how we utilize cutting edge tools, top-of-the-line software, and a proven system. We have experienced, tested people who understand the many aspects of successful property management. Through a dedication to service, continual improvement, and education,

our operations have grown to every city in the South Bay and Westside Los Angeles area. Why would you entrust your most valuable asset to just anybody? Make the only decision that makes sense. Choose the leader in single-family home and condo property management! Residential Property Management is our only focus, this is what sets us apart and why we are uniquely qualified to manage your asset.

PUTTING IT SIMPLY,

We Do It Better Than The Other Guys

We are setting you up with the best service possible, and here's how!

- We provide secure online rental applications.
- Convenient online payments for tenants.
- Market experts that rent properties for top-dollar prices.
- You pay ZERO upfront marketing fees.
- Free market ready assessments.
- We charge a competitive monthly management fee.
- Specialized tenant screening process.
- ALL of this AND...

NO HIDDEN FEES HERE!

No “junk” fees. No advertising fees. No set up fees.

No marketing fees. No tenant screening fees.

In fact, there are NO fees to sign up with us, and
there are NO monthly management fees
until a tenant is placed.

*Conditions do apply

HOW DO WE RENT PROPERTIES SO FAST?

It's All In The Advertising

This is where we truly shine! Our industry leading marketing program gets you impressive results. No one can rent homes faster and at top market dollar and here's why.

- We're not afraid to spend our money and pay for national advertising.
- we provide high quality photos.
- We have a list of thousands of potential renters looking for a home.
- Our properties get the most exposure. Making rentals easy to fill.
- We're the ESTABLISHED leader in the market.



25-45 HIGH RES PHOTOS



VIVID DESCRIPTION



INTERACTIVE MAP

SO BOTTOM LINE, What's All Of This Going To Cost?

What is competent and experienced management worth? What is your peace of mind worth?

We are not a real estate brokerage with a "side operation" that manages a few properties. We are a brokerage with a refined model designed to maximize your interests in the complete, comprehensive management of your home. We have a full team of professionals who share in the common goal of making this a fruitful, stress-free endeavor for you. It is important to understand and appreciate our attributes when comparing us with other companies.

-  We NEVER charge to get the ball rolling on finding a great tenant for you.
-  We NEVER charge "junk" fees - the only fees you'll see are coupled with REAL work for you and your home.
-  We ALWAYS troubleshoot maintenance issues with the tenant before dispatching technicians, in order to save you money.
-  We ALWAYS deliver quality maintenance service by skilled professionals.

Our fees are simple, with just three basic costs to understand:

- 1.** We charge a 7% monthly management fee (\$300/min.) to bring you a fully screened and approved tenant on a 12 month lease.
- 2.** We charge a nominal \$300 leasing commission and a \$300 leasing renewal commission.
- 3.** We hold a maintenance reserve of \$1000 to be applied towards any service calls that may come in.
- 4.** We implement an additional 20% markup on all 3rd party invoices for maintenance and turnover work.

As always, there are no costs to sign up, we start the marketing process right away, and there are no monthly fees until a tenant is placed.

EVEN BETTER, IS THAT

Getting Started Couldn't Be Easier

- 1 | Fill out the Owner Orientation Guide. Just complete all the form fields and "click" the signature box. It is truly that easy! If you have any trouble with this format, you are welcome to remit via email or scan.
- 2 | Once we have your paperwork, will promptly email you the Property Management Agreement via zipLogix to complete so we can then open the lines of further communication. Please be prepared to discuss the topics such as; access to the home, your departure date, special showing instructions, and any other important details.
- 3 | Next is to schedule a marketing appointment with one of our qualified representatives. We have multiple tools and experience at our disposal, so we know the market better than anyone else. We will help you establish a competitive and lucrative rental rate that is customized to make your property stand out among the rest No one will make your home look better!
- 4 | We will also send you a series of owner emails that are useful and necessary; please look for these emails.
- 5 | Call your insurance agent, inform them that you are converting your home to a rental, and ask if there are any needed policy changes.

STILL NOT SURE IF THIS APPLIES TO YOU?

When You Need A Trusted Advisor

We help many homeowners with unique situations all the time. The fact is that everyone has their own story, preferences, and needs and we are more than willing to help in any way we can. Here's some examples...

- If you are trying to sell your home... but can't.
- If you are relocating for a job in another city.
- If you have chosen to buy a new home, upgrading or downsizing.
- If you own a rental property and aren't knowledgeable of the current laws.
- If you no longer have the time to manage your own property.
- If accounting for rental managements is not your area of expertise.
- If you aren't skilled in property maintenance and repairs.
- If you prefer to ignore after-hour maintenance or holiday calls.
- If you find that collecting rent is not an easy task.
- If you are not capable of completing in-depth tenant screenings, including criminal background checks.
- If you feel that family time is more important than dealing with tenants, maintenance or the continual, hands-on attention needed to be successful.
- If you are not currently happy with your existing property management company.
- If you don't want just any management company! You need a company who specializes in managing single-family homes and condos who will care for them and their home!

24 **+** **7** **+** **365**
HOURS DAYS/WEEK DAYS/YEAR