

## The Premier Service that has Redefined Property Management

Connected Property Management leads the way with unmatched service and aggressive pricing

You now have a real, viable alternative to other high-cost / low return property management companies. Are you tired of getting hit with huge maintenance invoices when your management company fixes even the most minor problem? Are you tired of the "we'll manage your properties only if we can make enough money off of you" attitude? You now have a choice!

### The Lowest Costs, Now and Later

The Property Management industry has long been driven by a guiding principle; attract property owners by charging low monthly management fees and make the real money by over-charging for maintenance and repairs. Once an investor has signed a contract for management services the company will charge excessively high prices for even minor repairs.

Connected Property Management has changed the rules; we do not require a long term commitment, we charge only a minimal monthly fee, and we never overcharge for additional maintenance or repairs. Our goal is to cover the cost of our monthly management fees by reducing each client's costs in other areas of service such as repairs, maintenance and vacancy times. Yes, we are typically able to pay for ourself!

You can be confident that Connected Property Management will be your lowest cost solution now and in the future by our commitment to the following:

- We will not be undersold by any Property Management company in Chicago. Bring in your current contract or competitor's proposal so we can beat it!
- Time after time, we have proven able to fill vacancies faster and reduce maintenance and repair costs enough to more than cover our minimal monthly fees.
- We allow clients the opportunity to approve all repairs and maintenance. Feel free to shop around to make sure we are your lowest cost option!
- Using our unique network of industry professionals we are able to offer below-market pricing on additional services such as painting, carpet cleaning, yard maintenance and snow removal.
- With no long term contracts required you are free to stop using our services at any time.

### Unmatched Service and Quality

The service and quality of a solution can be as important in reducing your overall costs as the monthly fees. While a low cost solution is critical to your financial success it is also vital that the provider is dependable and reliable. The work performed must be of the highest quality to minimize your long-term costs. Using the services of a company or any individual who is not an expert in, and solely focussed on, the management of rental properties (such as someone who manages properties "on the side") is a high risk proposition and leads to a higher overall cost of ownership. The management of rental properties is our sole focus and we have the expertise to make you successful.

#### CHALLENGE

Finding the overall lowest cost solution for managing rental properties. Top quality and service a must. Can't rely on someone who manages properties part-time or "on the side" as this will increase costs in other areas. Need an honest company that will not charge high prices for maintenance, repairs and other "back end" services.

#### SOLUTION

Connected Property Management is focussed on delivering the overall lowest costs in the market. They are solely focussed on the management of rental properties so client investments get full-time service and support. Clients leverage their unique network of industry professionals to obtain below-market prices

#### IMPACT

- The lowest cost now and later
- Single source for all property needs
- No more time spent on phone book searches and managing contractors
- Full-time dedicated focus
- Reduced monthly time requirements
- Increased levels of service for client and tenants
- Vacancies filled in less time and with better quality tenants

“Connected Management has continued to exceed my expectations in both quality and performance. They have decreased my overall monthly costs as promised which has enabled me to become more profitable.”

—Mary Mumms, Client

Premier Management

# Honest, Up-front Pricing

## The Lowest Overall Management Costs

We offer the lowest cost and highest value property management services in Chicago. We allow each client to select the services that are right for them with no annual contracts or hidden fees.

We offer discounted rates on all services as you add properties to your Connected Property Management portfolio. Choose only the following solutions that you require; stop any service at any time!

“ Signing up and switching over was easy. They handled all the paperwork, talked with the tenants and even notified my old management company so I didn't have to. They reduced my management fees by 4% and my maintenance costs have nearly went away. ”

- Margaret Hughes, Client

## Premier Management Package

The Premier Management Package contains all the services required to maintain a fully occupied and successful rental property. We handle all of the day-to-day requirements giving you the support and piece of mind you deserve; including:

- All tenant communications and correspondence
- Handle all maintenance related issues
- Tenant “move-in” process including unit walk-through with new tenants and the provisioning and delivery of keys and welcome packet
- Tenant “move-out” process includes coordination of cleaning, painting and other maintenance required to prepare the unit for new placement
- 24-hour property support - All calls and tenant issues handled directly
- Bi-monthly property inspection & detailed report
- Monthly & Year-end statements of fees & expenses

## Rent & Security Deposit Service

The Rent and Security Deposit service is the handling of all finance related issues with your tenants including:

- Receipt and collection of monthly rent from tenants
- All activities related to late rent including assessment of late fees
- Rent related communications including past due notices, 5-day notices and initiation of eviction process if required
- Send or deposit rents in client bank account
- Collecting and storage of security deposits in separate bank account
- Payment of interest to tenants
- Deductions from Deposit upon move-out if required
- Monthly & Year-end accounting of rents received

## Tenant Placement Services

Tenant Placement Services are used when there is a vacant unit in your building. We will use our skills, resources and advertising to quickly fill your vacancies with quality tenants that you pre-approve. These services include:

- Aggressive advertising of vacant units
- Scheduling and showing of vacant unit to prospective tenants
- Ownership of application process
- Initial screening and proposal of prospective tenants to owner
- Background, Credit, Previous landlord and Employment Checks
- Supply all required documents including lease, legal forms and welcome letter

## Additional Services

Using our unique network of partners and industry professionals we are able to offer all of the services you need as a property owner.

We never charge high rates on maintenance and repairs to our clients!

- Move In / Move Out Cleaning
- Carpet Replacement & Cleaning
- Interior & Exterior Painting
- Yard maintenance and snow removal
- Construction services
- Rehab and Property Additions