



# Home 2 Home Properties Inc

## Quality Property Rentals

PH: 519 890 5245 - Fax: 519 818 4612

h2hproperites@gmail.com

Dear Property Investor

Thank you for enquiring about our services. Home 2 Home Properties is a full-service property management company in the Windsor area that has been serving real estate investors for the past 10 years. Our company is constantly evolving around our mission: to offer an incomparable service in the area. We love to work with investors who truly understand the importance of having a well-managed building. In return, we are able to turn their properties into thriving, stable and lucrative investments.

Our management fee is 8.5% of the monthly rent collected. This fee covers the following:

- Administrative tasks related to property investment
- Rent collection and disbursement to owners
- Establishment of tenant relationships and communication
- Strategic real estate investment consulting
- 24/7 emergency service
- Property upkeep
- Preventative inspections (scheduled and drive-bys)
- Work order submissions
- Enforcement of rules and tenant compliance
- Laundry funds collection and disbursement
- Invoice payment
- Reporting of property and rental unit conditions
- Legal notices served.
- Access to a network of qualified and insured trades
- Application of the *Residential Tenancies Act*
- Record keeping of income and expenses
- Rent receipts and tenants accounts
- Lease renewals and rent increases
- Monthly landlord statements

Our team consists of property managers as well as well established in-house handymen, cleaners, a yard maintenance crew, a snow removal crew, etc. Their work is not covered by the property management fee.



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Complex work orders can also be outsourced to plumbers, electricians, pest control specialists, roofing companies, appliance specialists, heating and cooling engineers, etc. All of the trades are well established, qualified and insured companies. We have great relationships with many trades across Windsor and are able to get reliable and fast services at fair prices.

The leasing process is not covered by the management fee. This is covered by 75% of one month's rent. Our fee covers the following:

- Rental value assessment
- Rental unit advertisement, marketing and promotion through online platforms
- Rental inquires
- Showings and showing scheduling
- Screening of potential renters
- Lease execution
- Move-in inspections
- Tenant placement and settlement

Please feel free to contact me if you have any questions.

*Marie Latif*

*Director*

*Home 2 Home Properties*

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