



Residential Property Management Services
(757) 260-4600



We offer a variety of services with customizable combinations to meet the needs of our clients.

We provide management, maintenance, acquisition, and administration of investment properties.





Residential Management Services

- Establish a fair rental market price through a detailed market analysis
- Provide recommendations to enhance the properties marketability
- Aggressive marketing through the MLS, a wide variety of websites, 360 tours, social media and yard signs
- Schedule showings for prospective tenants
- Process tenant applications with intensive credit, rental & income verifications as well as criminal records.
- Prepare and execute the lease and other required disclosures
- Collect security deposit and monthly rents
- Visual drive-by inspections of the property monthly and after any severe weather
- In-person inspections every 6 months as well as the move-in/move-out inspections
- Field all maintenance requests from tenants, troubleshoot, send work orders to the proper vendors
- Discounted maintenance services with our in house maintenance team
- Monthly disbursement of owner funds
- Provide monthly financial reporting of your investment property
- Provide year-end report and 1099 to report your miscellaneous rental income

Lease Only Services

This service is tailored to our clients who need powerful marketing exposure to attract the best, qualified tenants but want to manage rent collections and handle maintenance issues on their own.

- Establish a fair rental market price through comprehensive analysis
- Provide recommendations to enhance the properties marketability
- Powerful online marketing to attract the best quality tenant
- Schedule showings of the property to prospective tenants
- Process tenant applications with intensive credit, rental & income verifications as well as criminal records.
- Prepare and execute the lease and other required disclosures
- Self-conducted move-in inspections via app
- Provide landlord and tenant with all necessary contact information

Additional Services

- Weekly, bi-weekly, monthly or quarterly in-person inspection of the property
- Provide our clients with photos and any recommendations to maintain the property's condition and value
- Receive payables and process payment for any of the property expenses
- Oversee contracted maintenance and vendor services
- Lawncare
- Changing filters quarterly
- Re-key between tenants
- Smoke detector inspection fee (this inspection is required by Virginia law)

We will schedule an appointment to photograph your property using still photos, 360-degree photos, and videography to create a beautiful tour of your home. Your property will be marketed on the following sites:

- | | | |
|------------------------|--------------------------|-----------------------------|
| • adobo.com | • homes.com | • rental_source.com |
| • apartable.com | • hotpads.com (add. fee) | • renthop.com |
| • apartmenthunterz.com | • houserentals.com | • rentjungle.com |
| • apartmentlist.com | • locanto.com | • rentmls.com |
| • apartments.com | • livelovely.com | • rentnice.com |
| • callithome.com | • mitula.com | • streeteasy.com (add. fee) |
| • campuscribz.com | • MLS | • trovit.com |
| • claz.org | • placebee.com | • trulia.com (add. fee) |
| • everyrent.com | • onradpad.com | • walkscore.com |
| • facebook.com | • realtor.com | • zillow.com (add. fee) |
| • homefinder.com | • rentalads.com | • zumper.com |



201 Penniman Rd, Suite R - Williamsburg, VA 23185

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www.OneDoorRealty.com

Safety measures due to COVID-19

Due to the health concerns and limitations surrounding COVID-19 we have utilized many new technologies and safety measures that allow us to provide our clients and prospective tenants with safe access to properties.

Such as:

Self Check In/Move-In/Move-Out Inspection App



Using a state-of-the-art app you will be able to check yourself in or out of your rental and document your move-in and move-out inspections photographically.



360° Virtual Tours

We will provide a 360°, room-by-room virtual tour of the property with listing details.



Self-Showing Lock Boxes

We provide an individual code allowing access for a specific period of time to allow viewers or vendors temporary and controlled access to the property.



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