

TYSON ROBINSON

Southern California Real Estate &
Property Management

25020 Las Brisas Road
Murrieta, CA 92562
Ph. 951.970.5740
E-Fax. 866.730.1082
info@tysonrobinson.com

Dear Prospective Client,

Thank you for contacting us for information regarding our services. Enclosed you will find the New Client Management Application.

Our Property Management team specializes in residential real estate including single and multi-family homes. Our team currently manages properties in various parts of Riverside County and San Diego County. (Check our coverage area at www.TysonRobinson.com)

As a full service property management company we offer complete property management services. All of our services are provided at one low monthly fee with no hidden costs.

Our Property Management Team is knowledgeable, professional, prompt and courteous. As experienced real estate professionals we realize your property is a valuable investment and we treat it as such. Our primary goals are to:

- Maximize Your Cash Flow: We are committed to maximizing your income by obtaining the maximum amount of rent for your home.
- Minimize the Vacancy Period: We are committed to minimizing the time that your rental is not generating income by designing and executing a targeted marketing plan to rent your property as quickly as possible.
- Protect Your Investment: We are committed to protecting your investment by thoroughly screening prospective tenants.
- Do the Work for You: We are committed to providing you full service by handling everything on your behalf so you can spend your time on more important things!
- Our Guarantee: If you are not completely satisfied with our service, we will help you get property management service elsewhere.

Please review our management package and call us at 951.970.5740 if you have any questions or concerns. We hope that we can be of service to you and look forward to hearing from you.

Regards,

The Property Management Team

Visit us on the web at www.TysonRobinson.com
"Your Source for Southern California Real Estate"

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NEW CLIENT MANAGEMENT APPLICATION

Fax to 866.730.1082 or email to info@tysonrobinson.com.

CLIENT INFORMATION

LAST NAME		FIRST NAME		MIDDLE NAME	
DATE OF BIRTH	DRIVER'S LICENSE NO.	STATE	SOCIAL SECURITY NUMBER		
PRESENT ADDRESS		CITY	STATE	ZIP CODE	
HOME PHONE	WORK PHONE		CELL PHONE		
EMAIL ADDRESS					

SPOUSE / PARTNER INFORMATION

LAST NAME		FIRST NAME		MIDDLE NAME	
DATE OF BIRTH	DRIVER'S LICENSE NO.	STATE	SOCIAL SECURITY NUMBER		
PRESENT ADDRESS		CITY	STATE	ZIP CODE	
HOME PHONE	WORK PHONE		CELL PHONE		
EMAIL ADDRESS					

RENTAL PROPERTY INFORMATION

RENTAL ADDRESS		CITY	STATE	ZIP CODE	
ADDITIONAL PROPERTY DETAILS					

MONTHLY ACCOUNT STATEMENT

MAILING ADDRESS		CITY	STATE	ZIP CODE
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LEASING INFORMATION

WHEN AVAILABLE:	LEASE TERM: <input type="checkbox"/> 12 MONTH <input type="checkbox"/> 6 MONTH <input type="checkbox"/> OTHER:				
MONTHLY RENT: \$	SECURITY DEPOSIT: \$		PET DEPOSIT: \$		
ADDITIONAL PET INFORMATION:					

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PROPERTY MANAGEMENT PROGRAMS

We have two levels of property management programs based on your requirements: Full Time Management & One-Time Management, which are describe below.

Full Time Management

- Professional, Prompt and Courteous Service
- Prepare Your Property to be Rented
- Determine the Optimal Monthly Rental Amount
- Design a Targeted Marketing Program
- Thorough Screening of all Applicants
- Coordinate Move-In of New Tenant
- Prompt Rental Receipt Collections and Disbursements
- Payment of Monthly Expenses
- Detailed Monthly Accounting Reports
- Complete Property Maintenance Services

Expenses

Cost is a flat monthly fee of \$99.00 for most residential homes & 50% of first months rent. You pay nothing until we get your property rented. Commission may vary for properties based on location and number of units.

One-Time Management

- Professional, Prompt and Courteous Service
- Prepare Your Property to be Rented
- Determine the Optimal Monthly Rental Amount
- Design a Targeted Marketing Program
- Thorough Screening of all Applicants
- Coordinate Move-In of New Tenant

Expenses

Cost is 60% of the first month's rent.

** If the unit becomes vacant within 90 days, our Property Management Team will re-rent without a fee.*

** If the unit becomes vacant within 90 days to 6 months, owner will be charged 1/2 of the fee.*

** If you purchase a property via our Real Estate Team, all fees will be waived for the first year.*

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