

**If you own rental property, ask yourself these questions:**

- Are you forced to keep up with the ever changing fair housing laws and other legislation regarding tenancy, including lead based paint and toxic mold policies?
- Are you concerned about the possibility of a tenant suing you....and winning?
- Are you tired of collecting rent, late payments and bounced checks?
- Do you dread confrontation with tenants, trying to convince them to take care of the property better or start paying their rent on time?
- Do you cross your fingers hoping that you won't have to deal with the move-out/advertising/move-in process that occurs between tenants.
- Do you struggle with the process of advertising and showing your vacant home, interviewing tenants, taking applications and running background checks?
- Do you sometimes feel that you spend all of your free time collecting checks, paying vendors and performing all the accounting necessary on your rental?

If you answered "yes" to any of the above questions, turn the page to see how we can help you enjoy owning an investment property!

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Return  
Service  
Requested



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## We are.....

An established property management firm that represents the El Paso area with quality, professionalism and market knowledge. Our goal is to be the premier provider of property management services in El Paso. Whether your home was originally your homestead or you bought it as an investment, many people are choosing to lease their property as houses become harder to sell. We ensure good working relationships with our owners by taking care of their property as if it were our own. We understand investment property because we are investors too.

## Here's how we'll work for you:

- We provide appropriate rental applications along with a consistent screening process. This ensures the highest quality tenants while conforming to applicable laws.
- We provide a lease agreement that covers you and your property well.
- We collect and account for deposits, rents, and confront tenants to enforce the terms of the lease.
- We keep on top of regional, state, and federal landlord/tenant law and legislative issues facing property owners and tenants.

## What sets us apart from other property management firms?

- We offer personalized, attentive service with thorough communication and timely reports.
- Our expert knowledge of the local real estate market gives us experience dealing with all kinds of property and tenancy issues including military clauses and HUD Section 8.
- We've created relationships with qualified vendors, including painters, roofers, electricians, plumbers, appliance repairmen, handymen, locksmiths and more.
- We maintain our relationships with our vendors through timely payments to them, ensuring that your property will not be subject to unnecessary liens.

## Filling Vacancies

- We strive to have properties 'move in ready' within 24 hours of becoming vacant.
- We track vacancy rates and factors, time on-market, and rent values for the area. We effectively market your property to fill vacancies quickly.
- Our marketing includes the use of a professional photographer so that we can showcase your property in the Multiple Listing Service (MLS), Realtor.com, Automated Housing Referral Network (AHRN), the military relocation website, Craig's List and many more web portals.

## No Hidden Fees:

Since we too are investors, we understand how important it is for us to be on the same side of the financial table as our property owners. Our property management fees are simple and straight forward with no hidden fees that surprise you after you have hired us. We do not charge anything until we have filled your vacancy. If another agent is due a commission for bringing us a qualified tenant, we pay that agent's commission out of our fees. We also pay our marketing costs. We provide financial statements each month detailing all income and expenses associated with your property. Our fee schedule is as follows:

### Leasing Fees:

<u>Rental Rate</u>	<u>Leasing Fee</u>
- Below \$949	50% of one months rent
- \$950-\$2,499	45% of one months rent
- \$2,500 & above	40% of one months rent
	• \$75 per month for property management services.
	• Late Fees: 10% of amount collected.

Call us today at 915-231-9994 or visit us on the web at [www.ttipm.com](http://www.ttipm.com) and lets get started helping you enjoy owning investment property.