

# RHINO

## PROPERTY MANAGEMENT



WE TAKE CARE OF THINGS, SO YOU DON'T HAVE TO

## Welcome!

Thank you for your interest in Rhino Property Management. Whether you are looking at property management companies for the first time, or looking to replace your current property management company, you have come the right place



## WHAT MAKES US DIFFERENT?

There is a lot that makes us different than other property management companies. We have 16 years of experience under our belts for one. We don't nickel and dime you to death with extra fees for another. We are property owners, and have experience with other management companies. We got fed up with some of their day to day practices and lack of communication and decided that other people felt the same way. We created our company with you, the owner, in mind. We know and have felt the frustrations of managing your own properties, and also the expense of hiring a company to do it for you. So at Rhino Property Management, our goal is to take care of your property the way you would, and do it at a price you can afford. There's no value in a company that charges too much for their services, and there's no value in a company that doesn't provide the services at the quality you need. You want both. That's what we do.

## Types of Rentals we Manage



### **SINGLE FAMILY HOMES/CONDOS :**

Whether it's a house, condo, or townhome, it was made for a single family, we can rent it for you.



### **MULTIFAMILY HOME/DUPLEX/**

**FOURPLEX:** These can be duplex's, fourplex's or eightplex's. There is a small discount for more than a single unit.



**APARTMENT COMPLEX:** If you have a building, or buildings that house more than 8 units, it is considered an apartment building.

## FEES: US v. THEM

	RHINO PM	KEYRENTER	REAL	PMI	FRE	REMS	PREMIER
<b>Management Fee</b>	\$75	\$75	10%	10%	6-8%	8.5%	8%
<b>Set Up Fee</b>	\$0	\$99	\$295	\$0	\$0	\$75	\$0
<b>Lease Fee</b>	\$0	2%	\$0	\$0	50%	\$0	25%
<b>Marketing Fee</b>	\$0	\$99	\$0	\$0	\$299	\$0	\$0
<b>Cancellation Fee</b>	\$0 (after 6 months)	\$300	3 months of rent	3 months of rent	3 months of rent	3 months of rent	\$300
<b>Inspection Fee</b>	\$0	\$50 (each)	\$0	\$35 (each)	\$0	\$0	\$0
<b>Renewal Fee</b>	\$0	\$99	\$150	\$0	\$149	\$0	\$100
<b>Maintenance Mark Up</b>	none	10%	10%	10%	10%	10%	10%
<b>24 Month Total</b>	\$1,800	\$2,328	\$3,805	\$3,500	\$3,165	\$2,931	\$3,138
<b>Per Month Cost</b>	\$75	\$84	\$159	\$140	\$132	\$122	\$131

\* Based on \$1400 Rent

## WOW...

We all know that price isn't everything, but it sure helps. There is even a discount if we manage more than one unit for you. We know you also want service, communication, professionalism, and most of all, results. So here is our promise to you: You pay nothing until we fill your rental. We will find and screen a qualified renter within 4 weeks. We are available to you and the renter, 24/7, for any questions or concerns. We will handle your property as if it were our own, and we will keep you in the loop with anything and everything that happens with it; after all, it's yours.

## Peace of Mind is Everything

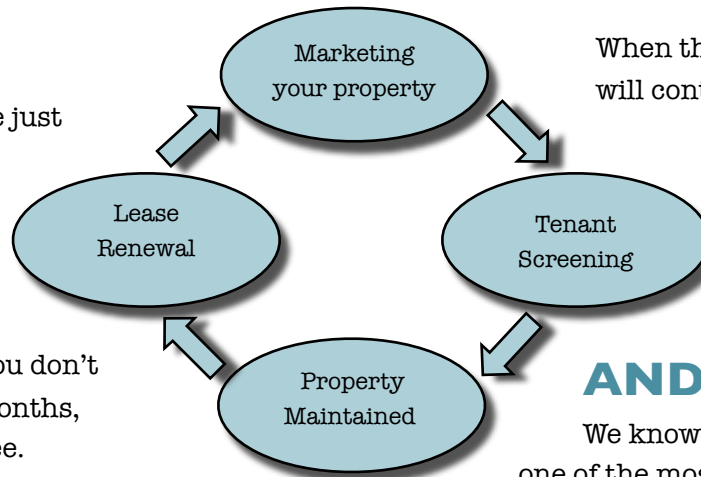
There's a reason you are looking for a property management company. We want you to rest assured that we have the experience and knowledge to take care of things for you. We have 16 years of experience to draw from. We have been thru the eviction process. We know the laws in Utah. We are local. There is a fee to cancel within the first 6 months, but after that, we think you should stay because you're happy with us, not because of a contract. We aren't the biggest property management company in Utah, nor do we want to be. We just want to be the best one, the one that provides the most value to you, the owner.

The Facts	
Our Availability	24/7
Our Price	\$75
Number of other fees	0
Experience	16 yrs
Multi-unit Discount	Yes
Free Inspections/yr	2
Tenant Screening	Yes

# So, What's the process?

## FIRST...

You sign the contract. We just want to make sure all the "i"'s are dotted and all the "t"'s are crossed. The contract is in place for your protection, and ours. But remember, if you don't like our service after 6 months, there is no cancellation fee.



When the lease terms are up, we will contact you to see if you want to renew the lease. If you do, we will re-sign with the current tenant, again, at no cost to you.

## NEXT...

We post your property for rent on a myriad of rental sites. As potential renters contact us, we will screen them, do background checks, and show them the property, until we find the right tenant for your property.

## THEN...

We will go to the neighbors and give them our information, so that if there is ever a problem with the renters, they will contact us. Your neighbors can be some of the best watch dogs for your property to ensure that it stays maintained and in good condition. We also feel like it conveys to them that you care what they think, and you've gone to great lengths to make sure that the neighborhood stays in great condition, and doesn't have a run down house that becomes an eyesore.

## AFTER THAT...

We will conduct semi-annual inspection at no cost to you. If there is ever any maintenance that needs to be performed, we will keep you in the loop before any money is spent. If there is an emergency, we will take care of it, and then contact you the next day to explain what happened and how we remedied the situation.

## AND FINALLY...

We know that tenant turnover is one of the most important factors when it comes to renting a unit. If there is

ever a situation where the renter needs help, we will talk with them to try and figure a solution, and then bring that to you. Instead of just starting the eviction process we will work with them to work with you so that all parties involved are happy. We try not to go thru the expense of money, and time, and lost months of rent, that an eviction causes.

In the end, we want you, the owner, to feel like this property is being managed the way you would manage it. We make you the priority. We will pretty much customize our management to your needs. Remember that old adage: "The customer is always right"? We still believe it. After all, if you're happy, then we're happy.

## OUR BUSINESS MODEL

We'll take care of things so you don't have to. We'll do it using cutting edge methods that will ensure we keep our services affordable, while maintaining the highest level of service available

*Shirley Tinschert*



# HERE'S WHAT YOU GET OUT FROM US:

- ✓ **No set up fees, or any other fees for that matter.**
- ✓ **Free property evaluation to determine optimum lease amount.**
- ✓ **16 years of property management experience.**
- ✓ **Lowest cost for management services.**
- ✓ **24/7 access to us and our team.**
- ✓ **2 free property inspections each year.**
- ✓ **Complete tenant screening.**
  - physical and web based identity verification
  - credit history
  - evictions and rental history
  - background check for criminal
- ✓ **4 week tenant fill guarantee.**
- ✓ **Cutting edge marketing tools.**
- ✓ **Neighbors are given our information to help us keep an eye on your property.**
- ✓ **Network of qualified, bonded and insured contractors; guaranteed best pricing on any maintenance performed.**
- ✓ **Guaranteed lowest rates.**
- ✓ **No maintenance mark up, you get the bill exactly as we did.**
- ✓ **Rent collection on the 1st of each month, late on the 5th.**
- ✓ **Funds direct deposited into your account on the 15th of each month.**
- ✓ **Detailed semi-annual reports after inspections are completed.**
- ✓ **Online owner's portal.**
  - financial data access
  - property service descriptions
  - viewable tenant documents
  - your contract with us
- ✓ **End of year expense report for tax purposes.**
- ✓ **Free lease renewal, no hassle to sell.**
- ✓ **Other Services Available at best price rates.**
  - Lawn care
  - Snow removal
  - Pest control
  - Bill pay
  - etc.
- ✓ **Satisfaction guarantee**

Our keys to success include treating each property like it is our own, respecting the fact that each property owner has different needs, and most of all, communication.