



# WANT PEACE OF MIND FOR YOUR RENTAL PROPERTY?

## **BVP MANAGEMENT IS HERE TO WORK FOR YOU**

- *Professionally managing over 800 properties*
- *Competitive management fees*
- *Never receive maintenance calls from tenants*
- *Never worry about collecting rent*
- *Never have to market your own property*

**LET US HELP YOU REAP THE BENEFITS OF YOUR INVESTMENT WITHOUT HAVING TO STRESS**



BEAL, INC.

**Brazos Valley Property Management**

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Business (979)764-2500 Fax (979)764-0508

We manage over 800 properties here at BVPM and are proud to give our owners the peace of mind that their home is in good hands. **Our management fee is usually 7% of each month's full rent amount**, which is automatically withdrawn before we deposit the rent into your bank account. While this may seem like a big number, let me assure you that you will be getting your money's worth. From the beginning, we do everything we can to get your property leased right away. **We post our properties on many of the leading property websites such as Trulia, Zillow, and Craigslist**. You will be in contact with us throughout the process and will be given choice of approval for each tenant who applies for your property. Upon signing of the lease, our leasing agents receive 50% of the first month's rent as their commission. This is the same with most rental companies in the area, and will occur whether or not we manage or locate your property.

With us managing your property, you never have to be in contact with your tenant unless you would like to. **We take the rent each month, and we also apply late fees if they occur**. If your tenant stops paying or needs to be evicted, we will take care of the legal process for you. The cost of eviction usually runs around \$130, but that is usually covered by the tenant's security deposit since it will not be refunded under the terms of eviction. A lot of our owners really take comfort in knowing that they do not have to handle paperwork and making trips to court on behalf of their second home, although we always screen our tenants before leasing in hopes that we do not take on anyone who may end up problematic.

The main thing that owners love about us managing their properties is for the purpose of maintenance. **If your tenant has a water leak, a broken appliance, an AC in need of Freon, or any other miscellaneous issue, BVPM will coordinate repairs**. Often times it is difficult for owners to drop what they are doing and go fix their rental home, especially if the call is an emergency. We have an after-hours maintenance line so our tenants can call us at all hours of the night and weekends with emergencies, and you will never have to be bothered. Usually, we set a maintenance limit at \$150 which means that anything needed in the home which costs less than \$150, we will take care of without approval. This keeps us from bothering you over small issues such as pest control, electrical shorts, etc. However, we can always change that amount in your management contract when writing it. Any large repairs or issues will be approved by you, and we will have our vendors provide you with bids if you wish to compare with your own companies. **We have a large team of vendors who we trust immensely and can count on to handle our properties with the utmost care**. Through us, we can get you discounted maintenance prices for your home and also take care of the complete move-out clean make-ready.

We would love to have you join the BVPM family and allow us to provide you comfort and peace of mind about your second home. If you have any questions, please do not hesitate to ask.