

By popular demand, Eaton Realty LLC announces:

Property Management

... IS NOW
OPEN
OPEN

We're FishHawk Ranch's Largest Property Manager for a reason!

Investors are discriminating clients -- they demand their homes are maintained in top-notch condition and don't want to be bothered when the dryer vent gets clogged or the AC stops working.

Now, the same unparalleled property management service previously exclusive to our investor clients is available to you!

And for a limited time, take advantage of discounted rates! Review your options below, then give Craig a call at 813.672.8022 for details and to get started!

Full-Service Management

Turn-key Management: Full-Service in every sense of the word.

Services include:

- Everything below *plus all Tenant Acquisition services (next column)*
- Monthly rent collection
- Monthly reporting of your account finances.
- Service coordination (lawn care, pool, etc.)
- Handling all Maintenance Requests
- Tenant Check-in and Check-out
- Eviction Processing
- Coordinating restoration after tenant vacates (paid by tenant deposit)
- Year-end tax statements
- HOA fee payment

First Tenant:	Subsequent Tenants:
\$1,995.00	\$995.00
\$1,495.00	\$749.00

Monthly Fee:
10% Monthly Rent Rate
(\$150 min, \$300 max)

Tenant Acquisition Only

We'll find the tenant using our impressive marketing horsepower.

Services include:

- Professional photography of your rental home, complete with multiple spherical virtual-tours.
- Featured listing on EatonRealtyLLC.com
- MLS entry with Maximum allowed photos and Virtual Tours
- Enhanced, showcase Listing on Realtor.com
- Yard sign, flyer box, flyer design (HOA Permitting)
- Tenant Screening including background and credit checks.
- Lease preparation; drafted by Florida's Premiere tenant-law attorney.

Each Tenant:
1 month's rent

Property Management services
NOT required/included.

Save! Purchase your rental property with Eaton Realty as your buyers agent and First tenant fee is reduced to **\$749.00**. Purchase an Eaton Realty listing with Eaton Realty as your buyers agent and First Tenant is **free!**

Listing Add-On

We'll simultaneously list your home for rent and for sale.

- You can add the Tenant Acquisition option to any of our **FLEX^{RATE}** listing packages.
- If a tenant is found before a buyer, the listing is cancelled at no charge.
- If a buyer is found before a tenant, \$750.00 of the Add-On fee is credited at closing on Limited-Service and Full-Service Listing Plans.
- You'll have the opportunity to contract our full property management services in the event a tenant is found.

Add-On Fee:
~~\$1,995.00~~
\$1,495.00



Craig D. Eaton
Owner, Broker



Eaton Realty, LLC
the future of real estate

It's easy! Call Craig to answer your questions or to get started!
813.672.8022 or email: craig@EatonRealtyLLC.com

Visit EatonRealtyLLC.com to learn about our services and technologies:

