

By popular demand, Eaton Realty LLC announces:

# Property Management



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 for the past 5 years 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!



## Tenant Acquisition

*We'll find the tenant, then you manage the property.*

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.

With Property Management, Subsequent Tenants are only:

Each Tenant:  
~~\$1,995.00~~  
**\$1,495.00**

~~\$999.00~~  
**\$749.00**

## Full-Service Management

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

Services include:

- 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

Monthly Fee:

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

## 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<sup>RATE</sup>** 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 R. 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:

