



Property Owner Presentation

VISION

Solution Finders strives continually to build a reputation of excellence, become a household name in our industry, and build our team to provide solutions in every aspect of Real Estate.

MISSION



- ➡ Solutions Finders Realty, LLC was founded to bring a great name back to property management. By growing a team that focuses on each team members strengths and creating a family, and treating every property as they were our own.
- ➡ Helping investors focus on Financial freedom, and maintaining that freedom through various strategies which include:
 - Complete transparency
 - Having an investor involved as much as they want
 - Removing the stress of being a landlord
 - Bookkeeping
 - Maintenance of the property.
- ➡ We also focus on our tenants, by providing 24/7 customer service. A maintenance team that does not believe in a quick patch, but a job that is done right the first time, saving you time and money.
- ➡ We also provide credit restoration, credit building, and tax optimization services. We believe that we can turn our tenants into great homeowners through our team of experts.

KEYS IN HAND



- Through inspection of property that is photographed and shown to investor with an itemized proposal of work.
- If tenant occupied, we also have a meeting with the current tenant, to gauge and to find their satisfaction, and to educate on our process.
- Apply, renew, or verify current rental registration
- Verify lead free or schedule our lead inspector to pinpoint lead areas and provide a risk reduction.
- Set up with utility service the Automatic change notice, so that our investor does not have a reconnection charge after each tenant.
- Market property through the Internet, flyers, for rent signs, and various other methods to draw interest.
- Bookkeeping that includes semi-annual balance sheets and income statements.
- Access to our team of experts.

SCREENING



- 🔍 Application completed and interviewed conducted while showing property.
- 🔍 Background / Credit / Eviction check conducted
- 🔍 Work place is visited to verify income
- 🔍 Last 2 landlords contacted for feedback
- 🔍 Prior neighbor and current house visited and queried about potential tenant
- 🔍 Candidates presented to investor with Pro / Con list and recommendation for final approval.





PLACEMENT

- ✓ Lease is discussed in detail, reviewed, and signed
- ✓ 1st month Rent is collected and distributed as agreed, Deposit is collected and placed in an escrow account.
- ✓ Walkthrough is conducted, photographed, and documented with tenant.

MAINTENANCE



-  We provide a 24/7 maintenance crew that are licensed through the State of Maryland, insured, and bonded through our company.
-  Our personnel include a cleaning staff, MHIC contractor, a HVAC technician, Electrician, and a Plumber.

TURNOVER





- Through inspection of property with tenant that is photographed.
- Evaluation of before and after inspections; funds distributed to tenant less any repair cost.
- Verify with credit bureaus that all data was transferred correctly
- Present list of repairs (if any) to investor for green light on repairs

EVICTON





 Notice and communication is held with tenant and investor.


 All evidence is presented to our attorney to make sure everything is in order.


 Paperwork is submitted to appropriate city or county

 We attend all hearing and report to investor on results

 We are in consistent communication with the sheriff's office to expedite eviction.

 We are present on site of eviction to verify, change locks, secure property, and provide an itemized list of repairs.

 Take note of anything important for lawsuit, presented to our lawyer, and investor.

 Provide a cleanout service upon investor green light.

ADDITIONAL SERVICES OFFERED

- Lead free company with services for Lead Free and Full Risk Reduction
 - Lead Paint Inspector Technician
 - Lead Paint Removal and Demolition Supervisor
- Tax services
 - Preparation
 - Optimization
- Real Estate, investing, and Financial freedom counseling

FEEES



We charge 75% of first month rent for placement; we want to make sure that you still make something in the First month.



Our monthly management is 10% of the grossrent



Fee when rentalis vacant:
\$0



Maintenance Fees:

General Work -\$75/hr Diagnostic Fee: \$75

HVAC/Electrical / Plumbing (apprentice or journeyman)- \$75/hr

If a master is needed to come out for any reason- \$120/hr



Eviction Fees:

Paperwork, Court appearance, and day of eviction- \$400

We Guarantee tenants we place for 10 months, if we have to replace it is for free



Other Services:

Are negotiable upon request

CONTACT INFORMATION

O:(410) 294-2535

Email: rentals@sfrhomes.com

www.sfrhomes.com

