

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 whichinclude:
 - 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.

KEYSTNHAND

- 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.

MAINIENANCE



We provide a 24/7 maintenance crew that are licensed through the State of Maryland, insured, and bonded though 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

EVICTION



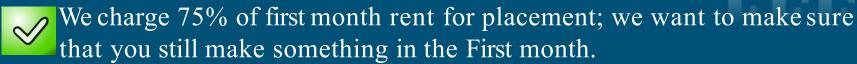
- Notice and communicationis held with tenant and investor.
- All evidence is presented to our attorney to make sure everything is in order.
- Paperwork is submitted to appropriate city or county
- We attend all hearing and report to investor on results
- We are in consistent communication with the sheriff's 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 FullRisk Reduction
 - Lead Paint Inspector Technician
 - Lead Paint Removal and Demolition Supervisor
- Tax services
 - Preparation
 - Optimization
- Real Estate, investing, and Financial freedom counseling





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

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