



JTS Property Management

***Thank you for your inquiry with JTS Property Management!***

JTSPM is a full service Property Management company offering unprecedented value for our client's management dollar. Marketing, leasing and managing investment property are fundamentals in our industry in which we excel. Innovative marketing strategies and strategic property improvement solutions allow us to attain above market rents to well qualified tenants with shorter vacancy periods than anyone in our industry.

JTS Property Management stretches your investment dollar with controlled maintenance costs, complete visibility to all relevant activity via our online portal access and rigorous protocols in place to ensure tenants pay rents on time in full and are held responsible for any tenant caused damages.

Our network of trusted and proven industry professionals allow us to review property insurance premiums, property taxes and evaluate loan costs to help our clients improve their net operating income. Our passion is assisting clients in identifying, acquiring and managing cash flow positive investment properties.

No communication delays! You will always have direct access to your agent for urgent issues! Maintenance costs kept in check! We use Handyman services whenever possible to SAVE you money!

**Property management services:**

**Full management Option:** Lease fee to place a tenant is equal to half of one month of rental income (charged once per calendar year and only with placement of a new resident, \$500.00 minimum). If your tenant remains in the property more than a year you only incur a lease fee if we place a NEW tenant. No new lease fee if first resident does not reside in the home for an entire year.

\$105.00 per month management fee for a single family home or condominium.

\$175.00 per month management fee for a duplex.

\$65.00/door Management fee for 3-15 unit complexes (negotiable).

Management fee for 16+ units is negotiable with a minimum and base percent of collected rent.

\*Lease renewals with existing tenants: 15% of one month of rent with a \$175.00 minimum.

\*(includes interior/exterior inspection/pictures/report).

Annual inspections/Rental Housing Inspection Program inspections/SHRA Inspections: \$125.00.

**Lease Only Option** (Owner self manages the rental property): JTSPM will market your rental property, document the interior condition of the rental, screen the applicants, generate and execute the rental agreement and move your new tenant into the home: Lease fee: 75% of one month of rent with a \$1000 minimum.

**Marketing:** \$150.00 per vacancy includes professional signage, 2 sets of professional HD quality images, integrated marketing software pushes vacancy listings to 40+ websites & tracks every lead, multiple showings per week and much more!

To begin management we need a signed Management Agreement, completed Owner/Property Questionnaire and a \$300.00 reserve. We will also need 2 keys to the property and to be added to the Home Owner insurance policy as an additional insured.

***Contact us to today to see how many clients have hired us for free!!***

**Broker/Owner: James T. Safonov cell #916-799-9799 fax #916-526-2601 email [james@jtspropertymanagement.com](mailto:james@jtspropertymanagement.com)  
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