



# TEAM U REALTY

REAL ESTATE CENTERED ON U

# PROPERTY MANAGEMENT SERVICES

*Buy • Sell • Lease • Manage*



**Call today for a property  
management evaluation!  
(714) 717-4442**



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**TEAM U REALTY**  
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**RE MAX**  
**TERRASOL**

# TENANT ACQUISITION

Edward Ureno of TeamU Realty has decades of experience successfully renting and managing properties, both for his clients and for himself. In addition, he also carries the CAM (Certified Apartment Manager) designation. TeamU Realty belongs to the Apartment Association of California Southern Cities. TeamU Realty assists landlords with tenant acquisition by:

- Performing a competitive rental rate analysis
- Publishing the property on the web/MLS
- Create advertisements
- Showing the property to prospective tenants
- Providing application, lease, & disclosure paperwork
- Recommend prep actions to owner
- Taking photos of the property
- Running credit checks and/or other screenings

TeamU Property Management also offers **FREE FIRST TENANT ACQUISITION**, exclusively for our clients that purchase the investment property through us.

For landlords who acquired their rental property under other circumstances, or for a second or subsequent tenant acquisition, our fee is just 5% of the annual lease.

**Questions?**  
**We're here to help!**

 **(714) 717-4442**

# ONGOING MANAGEMENT

TeamU Realty performs property marketing, tenant screening, and other related activities on an ongoing basis. For our management fee, which typically starts at just 5% per month for a minimum of 1 year, we take on landlord responsibilities, including:

- Advising the best market rental rate for your property
- Securing quality tenants
- Rent collection & disbursement
- Overseeing maintenance requests
- Managing the tenant relationship
- Providing property inspections
- 24-hour emergency contact
- Web portal for electronic payment & reports
- And so much more!



\*Additional charges apply for evictions. TeamU Realty offers referrals to legal counsels and/or accounting professionals, as we are not attorneys or CPA's. We do not offer legal or tax advice.

Whether full term or abbreviated, our agency relationship for each unit is reevaluated upon departure of tenant, and/or upon commencement of new or extended lease for tenants who remain.



# Top 3 Reasons Why Landlords Hire **TeamU Realty** Property Management Services

1.

## DISTANCE

Some owners move out of the area,  
but keep their property to rent out.

2.

## MANAGING RESIDENTS

Many owners feel the need for hands-on problem solving.  
On-the-ground support for resident related issues has  
increased due to ever-changing tenant rights.

3.

## MAINTENANCE

As Southern Californian homes age, repairs and expert  
maintenance become an increasing priority. These necessary  
repairs can also be an opportunity to increase property value!



**Landlords report that  
their #1 source of stress  
is MAINTENANCE (55%).  
*We can help with that.***



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