

# ATLANTA MARIETTA

Property Management



Premium Rentals ~ Professional Care

We safeguard your real estate investment—maximizing returns while minimizing stress.

Your property deserves expert management. Trust the professionals who deliver results.

Trust the experts.  
Trust Atlanta Marietta.

**KATHY PECORA**

Cell/text: 770-906-3622

Office: 404-692-3543

[Mgmt@AtlantaMarietta.com](mailto:Mgmt@AtlantaMarietta.com)

[www.AtlantaAreaPropertyManagement.com](http://www.AtlantaAreaPropertyManagement.com)





# Premium Management with Exceptional Care



At Atlanta Marietta, we are a Georgia-licensed real estate brokerage specializing in premium property management and tenant placement for Class A and Class B single-family homes. Since 2009, we have successfully managed multi-million-dollar portfolios across the greater Atlanta area, delivering elevated care and value-driven services for discerning property owners and tenants.

Our premium care approach ensures that every home in our portfolio receives exceptional management, aligning the investment goals of property owners with the lifestyle expectations of tenants. We are committed to best-in-class practices, maintaining high standards of service, and fostering long-term relationships built on professionalism, efficiency, and proactive management.

As a leading property management firm in Atlanta, we take pride in offering seamless, high-touch service that enhances property value, ensures tenant satisfaction, and provides peace of mind for our clients.

## Comprehensive Property Management for a Seamless Investment Experience

We offer comprehensive management services that expertly cover every detail of your rental property. Our premium care strategy ensures smooth operations while optimizing your investment returns. Our services include:



**Rental Preparation & Marketing** – We get your property market-ready and attract high-quality tenants through strategic advertising.



**Tenant Procurement & Relations** – Our rigorous screening process ensures responsible placements, and we maintain strong tenant communication.



**Daily Management & Maintenance** – From lease enforcement to coordinating repairs, we handle the details so you don't have to.



**Accounting & Financial Oversight** – Transparent rent collection, expense tracking, and detailed reporting keep your finances organized.

With Atlanta Marietta, you get hassle-free management, premium service, and peace of mind, all in one place.

# Full Service Property Management

Managing rental property requires time, expertise, and attention to detail. Whether you're new to real estate investing or a seasoned property owner, we make ownership effortless while maximizing your investment. Our full-service approach covers every stage of the rental cycle—from preparing your property for tenants to managing move-outs and everything in between.



## Comprehensive Services

### 1. PREPARE/MARKET THE RENTAL

- Prepare your property for rental
- Provide a detailed repair estimate
- Conduct a market analysis to set optimal rent
- Capture high-quality listing photos
- Advertise across top rental platforms and MLS
- Host open houses and property showings

### 2. QUALIFY PROSPECTIVE TENANTS

- Process online rental applications
- Conduct thorough tenant screening (credit, rental history, employment, income, eviction, background, bankruptcy, and collections)
- Perform pet screening
- Verify all applicant information with official documents
- Review social media and contact references

### 3. PREPARE/ EXECUTE LEASE

- Draft lease agreements with automatic renewal
- Create all necessary exhibits and addendums
- Prepare the home for move-in
- Conduct a move-in inspection with a photo report
- Collect payments and hand over keys, fobs, and access codes
- Assist with utility transfers

### 4. MONTHLY ACTIVITY

- Provide owner and tenant portals for payments, repair requests, lease documents, and statements
- Offer multiple tenant payment options
- Generate and distribute monthly and annual financial statements
- Direct deposit rental income within 15 banking days of receipt

### 5. ONGOING MANAGEMENT

- Collect rent and manage increases and renewals
- Handle 24/7 maintenance and repairs
- Enforce lease terms and address violations
- Conduct drive-by and annual inspections
- Manage late notices and eviction processes
- Coordinate with HOAs

### 6. EXIT WALK THROUGH

- Manage lease terminations and notices
- Schedule and conduct move-out inspections
- Document damages compared to the move-in report
- Reconcile and disburse security deposits
- Collect keys, fobs, and update access codes
- Re-key exterior door locks and deadbolts

*Our high customer satisfaction rating is a testament to our meticulous attention to detail and exceptional customer service.*

# Rescue Me – Existing Tenant Transition

## ALREADY HAVE A TENANT? WE'LL TAKE IT FROM HERE

Life happens!

Managing a rental property can be time-consuming, challenging, or frustrating—especially if you're dealing with difficult tenants, late rent payments, property damage, or an unresponsive management company. If you're ready for a change, we're here to step in and handle everything for you.



Switching property managers doesn't have to be complicated—it's all about timing and communication. Knowing when to make the change and properly notifying your tenant helps ensure a smooth transition. Most management companies require about three weeks' notice to wrap up operations, transfer documents, and settle financials. Terminating your manager abruptly or right when rent is due can create unnecessary complications.

Rescue Me is designed to seamlessly transfer your existing tenants under our management. We handle the transition efficiently, ensuring there are no missed rent payments—assuming your tenants are paying, of course!

## FEE: YOU CHOOSE MANAGEMENT LEVEL

### TENANT TURNOVER

- Assess the tenant, property, and lease details
- Onboard the tenant with portal access for payments and maintenance requests
- Transition all tenant communication from you or the previous management company to us
- Meet the tenant and conduct a full interior and exterior inspection
- If payments are overdue, determine the best course of action—whether bringing the tenant current or initiating lease termination
- Provide tenants with direct access to our customer service team
- Fully integrate the tenant into our management system



# Why Owners Trust Us: 10 Reasons

## **1. Aggressive Marketing Strategies.**

Our comprehensive approach includes listing syndication, multiple listing services, and referral programs. This ensures a steady stream of qualified tenants, allowing us to fill vacancies quickly and at premium rates.

## **2. Accurate Pricing.**

We provide detailed market analysis reports to assess your property's true rental value. Our focus is on accuracy, not inflated numbers, ensuring realistic expectations and sustainable returns.

## **3. Thorough Tenant Screening.**

We reduce risks by verifying IDs, credit, background, employment, and rental history, along with strict document verification. With thousands of screenings, we know how to spot top-quality tenants.

## **4. Exclusive Owner Perks.**

Enjoy tailored guarantees designed for peace of mind, from securing the right tenant to flexible, month-to-month management agreements that adapt to your needs.

## **5. Stable, Long-Term Tenants.**

We promote tenant retention with 18-24 month leases, automatic renewals and rent increases, ensuring stability and long-term profitability.

## **6. Owner-Focused Lease Protection.**

Our customized lease is designed to minimize owner risk and protect your investment. Unlike generic leases used by others, ours is built from years of experience to provide superior owner safeguards.

## **7. Advanced Software & Financials.**

Our cutting-edge system offers 24/7 access for owners and tenants, allowing seamless expense tracking, repair coordination, and detailed financial reporting—all in one place.

## **8. Trusted Contractors & Maintenance.**

We handle repairs efficiently without hidden contractor markups, even on weekends and holidays. Our vetted affiliates are pre-screened and fully insured for quality service.

## **9. Exclusive Tenant Benefit Program.**

Tenants benefit from flexible payment options, regular HVAC filter delivery, online portal access, and a host of added perks—all at no cost to you, and helping ensure longer occupancy.

## **10. Dedicated Property Management.**

With a dedicated focus solely on leasing—and no buy/sell distractions—our concierge property management service is committed to securing quality tenants and enhancing your rental income.

*"Great tenants, strong leases, and proactive management—our formula for long-term success."*

# Pricing and Services

**Fair and transparent pricing with no hidden fees**  
**Pricing plans to meet your goals**

SERVICE/FEATURE	PREMIUM Min \$101	PRIME
Management fee (PREMIUM & PREMIER paid only while receiving rent)	10%	\$100 (flat fee)
Leasing fee (Tenant procurement and advertising)	----- 1 month's rent -----	
Lease renewal fee	\$150	\$350
Setup fee	✓	\$150
Repair reserves for 10 or less homes	\$500 each	\$500 each
Repair reserves for 11 or more homes	\$300 each	\$300 each
Repair reserves for multi-family apartments	\$2000 bldg	\$2000 bldg
<b>TENANT PROCUREMENT AND ADVERTISING</b>		
Rental market analysis report & rate determination	✓	✓
Perform pre-leasing inspection and rent-ready coordination	✓	✓
Identify rent ready issues, provide estimates	✓	✓
Install/rekey exterior doors (hardware not included) & lockbox	✓	✓
Make repairs on property	market	market
Gather detailed list of property features	✓	✓
Take listing photographs	✓	✓
Advertise in MLS and other major rental sites	✓	✓
Handle listing calls, emails, and texts	✓	✓
Coordinate showings, tours, open houses	✓	✓
Broom clean during listing period	✓	✓
Manage utility turn on/off and transfer between tenants	✓	\$25 each
Process applications and screen applicants	✓	✓
Send approval and welcome letter	✓	✓
<b>TENANT MOVE-IN / MOVE OUT / TURNOVER</b>		
Negotiate lease terms and contingencies	✓	✓
Write up and execute lease signing and collect fees	✓	✓
Duplicate keys & secure fobs	✓	\$15
Perform move-in condition inspection (required)	✓	\$100
Collect security deposit, fees, and rent	✓	✓
Set up tenant / owner portal	✓	✓
Secure official termination notice & follow-up	✓	✓
Perform move-out condition inspection (required)	✓	\$100
Reconcile security deposit and distribution	✓	✓
Collect keys, openers, fobs at move-out	✓	✓

Subject to change at any time without notice ~ If it is not on the list, just ask and we will provide you with a price.

# Pricing and Services

**Fair and transparent pricing with no hidden fees**  
**Pricing plans to meet your goals**

SERVICE/FEATURE	PREMIUM 10%	PRIME \$100
<b>PROFESSIONAL MANAGEMENT</b>		
Collect rents and other monies	✓	✓
Follow-up on delinquencies	✓	✓
Verify and process owner distributions	✓	✓
Maintain tenant & owner ledgers and balances	✓	✓
Portal access, lease and documents storage	✓	✓
Maintain security deposit in escrow account	✓	✓
Produce Owner statements	✓	\$10 monthly
Prepare 1099's and Year End statements (required)	✓	\$175
Perform interior property inspection	✓	\$275
Enforce lease terms, address complaints	✓	✓
Coordinate/manage maintenance and repair (\$200 max)	10%	10%
Follow up on HOA complaints	✓	✓
Perform property drive-bys	✓	\$85 each
Provide various rent payment options	✓	✓
Register tenant with HOA	✓	\$55
Hand deliver 3-day eviction notice	✓	\$87.50
<b>OTHER SERVICES</b>		
Coordinate Home Warranty or Owner Handyman Repairs	✓	\$27.50/call
Coordinate Termite Inspections	✓	\$100
Special reports upon request, if available	✓	Market
Eviction filing costs (if we placed tenant)	✓	✓
Eviction move-outs (cost of labor)	Market	Market
Insurance claims and major rehab coordination (\$200 max)	10%	10%
Filter delivery and installation	\$250/yr	\$250/yr
HVAC Semi-annual checkup	Market	Market
Pest control and lawn maintenance	Market	Market
Landlord \$1M liability insurance per property	\$25/mo	\$25/mo
Protection Plus - Eviction Safety Net & Liability Insurance	\$50/mo	\$50/mo
Vacant Home Security Police Monitoring	\$45/mo	\$45/mo



# Exclusive Owner Benefits

We're confident in our exceptional service, which is why we provide a variety of exclusive owner benefits.



## TENANT PLACEMENT GUARANTEE

Should a tenant we place terminate their lease within the first six months, we'll re-rent your property free of charge—applicable when the monthly rent is \$1500 or more.



## NO UPFRONT LEASING FEE

Our leasing fee is due only when the lease is signed and the tenant moves in—and it's deducted directly from the initial rent payments.



## MANAGEMENT CONTRACT SATISFACTION

Your satisfaction comes first. We offer month-to-month management agreements with no termination fees; just a 30-day notice.



## SHOWING OPTIONS

We offer a variety of tour options at no extra charge—including popular self-showings, agent-led tours, and open houses.



## TENANT AMENITIES

Every tenant is automatically enrolled in our Tenant Benefits Program, delivering valuable services to both property owners and renters.



## ON-TIME RENT DEPOSIT

Your rent is directly deposited into your account on or before the 15th of each month via your online portal—assuming tenants pay on time. Please note, however, that timely tenant payments are not guaranteed.



## NO RENT NO FEES

For PREMIER Level service, you only pay management fees when rent is successfully collected—if you aren't paid, no fee is charged.



## VACANT HOME SECURITY

We install a police-monitored security system during the listing period to deter break-ins and squatters.



## PROTECTION PLUS

Optional insurance coverage includes protection for malicious damage, lost rent, eviction costs, and \$1M in general liability.



# Features To Attract & Retain Great Tenants



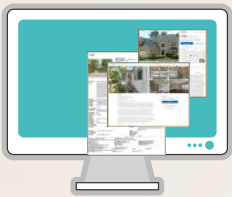
## ACCURATE RENTAL PRICING

- Accurate, detailed analysis with graphs, photos, and property addresses
- Reports compiled from multiple reliable sources



## PROFESSIONAL PHOTOGRAPHS

- High-quality, sales-grade photos for marketing
- Professionally enhanced images to highlight your property
- 25-50 photos to maximize visibility on rental websites



## MARKETING FOR MAXIMUM EXPOSURE

- Listed in the Multiple Listing Service and top rental websites
- Compelling descriptions that highlight your property's best features
- Follow-ups and feedback from prospective tenants



## CONVENIENT SHOWINGS

- Multiple touring options for convenience
- Licensed agent showings and open houses
- Secure self-showing lockbox tours



## COMPREHENSIVE TENANT SCREENING

- Income and employment verification
- Landlord reference checks and pet screening
- Credit, eviction, collections, and bankruptcy review
- Criminal background and felony screening



## STRONG LEASE AND ENFORCEMENT

- Owner-focused leases for maximum protection
- Multi-year leases with annual renewals and rent increases
- Routine drive-by inspections to ensure property upkeep
- Annual interior inspections for tenant compliance



## SUPERIOR MAINTENANCE

- In-house crews and vetted affiliates for reliable service
- 24/7 repairs and preventative maintenance
- Competitive pricing with guaranteed workmanship



## TENANT AND OWNER PORTALS

- Multiple payment options: ACH, recurring, and credit card
- Owner direct deposits by the 15th of each month
- Online portal for maintenance requests and lease storage
- Monthly and annual statements available in your portal

# Make Your Rental Market-Ready

## PREPARATION IS KEY

*"A poorly prepared rental attracts fewer prospects, stays on the market longer, and rents for less—if it rents at all."*

A fresh lease starts with a spotless, well-prepared home. To attract top-tier tenants, your rental must stand out—especially in a competitive or slow market. A well-maintained property justifies higher rent and reduces vacancy time.

The condition of your home directly impacts how much rent you can command and how quickly it gets leased. Be objective—while you may overlook quirks, potential tenants won't. Small flaws can turn renters away, making it crucial to present your home at its best.

Before listing, your property must be Rent-Ready—fully prepped for new tenants. The faster your home is ready, the sooner you can start collecting rent. Once tenants vacate, repairs and cleaning should be completed promptly. While it's tempting to market before finishing updates, showing an unprepared home can lead to extended vacancies, costing you valuable income.

We streamline the process with our team of skilled handymen and licensed professionals. From HVAC servicing, plumbing, and electrical work to painting, flooring, roofing, yard maintenance, and deep cleaning—we handle it all.

Download our Rent-Ready checklist to determine which updates add value. If your home needs more than just a refresh, we've got you covered—ask about our full Rent-Ready services!





# ATLANTA'S TRUSTED PROPERTY MANAGEMENT EXPERTS

*Expertise. Experience. Excellence. Maximizing Your Investment.*



**#1 Keep Emotions Out of It.** This is a business, not a personal favor. Make decisions based on policies, not personal feelings.

**#2 Manage your rental like a business—because it is.**

**#3 Avoid renting to family, friends, or their connections—it often leads to complications, strained relationships, and financial loss.**

**#4 Upgrade wisely—make the property attractive and code-compliant, but remember, you're not the one living there. Balance quality with cost.**

**#5 Get It in Writing.** Verbal agreements create confusion. Always document lease terms, policies, and maintenance responsibilities to protect yourself.

**#6 Enforce the Lease Consistently.** If you bend the rules once, tenants will expect it again. Stick to your lease terms to avoid future problems.

**#7 Plan for the Unexpected.** Vacancies, repairs, and tenant issues are inevitable. A solid reserve fund and proactive management keep you ahead.

**#8 Long-Term Success Requires a Long-Term Mindset.** Real estate wealth is built over time. Making smart, strategic decisions today leads to greater profitability in the future.

*Visit our website for more information about our company and services, testimonials, rental listings, policies, and our blog.*



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