



CLOVER

PROPERTY MANAGEMENT



www.cloverpm.com  850-994-1542
4888 WEST SPENCER FIELD ROAD | PACE, FLORIDA 32571



Welcome!

Dear Valued Property Owner,

Thank you for considering Clover Property Management as your trusted partner. Whether you're a first-time investor or a seasoned landlord, **our goal is simple: to make property ownership rewarding, stress-free, and successful.**

At Clover, **we believe your property is more than just an investment**—it's an asset that **deserves the utmost care and attention.** That's why **we're dedicated** to providing customized property management solutions tailored to your unique needs. From attracting **quality tenants** to **maximizing revenue**, maintaining your property, and ensuring legal compliance, our **experienced team handles it all so you don't have to.**

Unlike many other companies, property management is not a sideline for us—it's our sole focus. This allows us to channel all our resources, expertise, and attention toward safeguarding and growing your investment.

We look forward to partnering with you to achieve your goals. Your success is our success, and we are committed to making this a seamless and productive journey.

Thank you for entrusting us with your investment.



WARM REGARDS,

Jason McGuire

OWNER/BROKER

CLOVER PROPERTY MANAGEMENT



What You Can *Expect* from **CLOVER** PROPERTY MANAGEMENT

EXPERT GUIDANCE

With in-depth local market knowledge and years of experience, we provide you with actionable insights to make informed decisions.

COMPREHENSIVE SERVICES

From tenant acquisition and lease oversight to property maintenance and detailed financial reporting, we manage every aspect of your rental property.

TRANSPARENCY & TRUST

Open communication and clear fee structures are the foundation of our business, giving you confidence and peace of mind.

DEDICATED PARTNER IN YOUR SUCCESS

We prioritize your financial goals, working tirelessly to enhance your property's value and ensure its long-term success.

RELIABLE TENANT PLACEMENT

Our rigorous screening process ensures responsible tenants who pay on time, respect the property, and fulfill lease terms—minimizing risk and maximizing stability.

PROACTIVE PROPERTY CARE

We don't just react to issues—we anticipate and prevent them. With routine inspections and preventative maintenance, your property stays in top condition year-round.

STREAMLINED OWNER EXPERIENCE

Enjoy stress-free management with 24/7 owner portal access, real-time updates, and personalized support, so you're always informed—without the hassle.

OWNER Benefits

OWNING A RENTAL PROPERTY SHOULD BE A *Rewarding Investment* - NOT A CONSTANT SOURCE OF STRESS

Partnering with Clover Property Management means unlocking a full suite of EXPERT SERVICES designed to maximize your property's potential while keeping ownership HASSLE-FREE. Here's what you can expect when you choose us:



Stress Free Property Management

Managing a rental property takes time, energy, and expertise. We handle everything—from tenant inquiries and maintenance to legal compliance and financial reporting—so you can enjoy the benefits of property ownership without the day-to-day headaches.



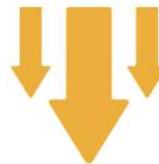
Maximized Rental Income

We take a data-driven approach to ensure your property earns its full potential. Our market analysis, strategic pricing, and targeted marketing attract top-tier tenants and reduce vacancies. Plus, our retention strategies help keep reliable tenants in place, boosting long-term profitability.



Comprehensive Tenant Screening

Finding the right tenant is essential for a smooth rental experience. Our rigorous screening process includes background checks, credit assessments, & employment verification—ensuring that applicants meet the highest standards for reliability & responsibility.



Reduced Vacancy Rates

Vacancies mean lost income. Our proactive leasing strategies keep your property in front of the right renters at the right time. From high-visibility online listings to seamless application processes, we make sure your property stays occupied with quality tenants.



Efficient Maintenance & Repairs

We keep your property in top shape with timely maintenance and preventative care. Our trusted vendor network ensures quality work at competitive prices, while our proactive approach helps catch small issues before they turn into costly repairs.



Legal Protection & Risk Mitigation

Navigating rental laws and regulations can be complex. Our team stays up to date on local, state, and federal laws, handling everything from lease agreements to eviction processing—keeping you compliant and protected from unnecessary legal risks.



Transparent Financial Reporting

Know exactly how your property is performing with our detailed financial statements, income and expense reports, and year-end tax documents. Our commitment to transparency ensures you stay informed and in control of your investment.



24/7 Owner Portal Access

Access real-time updates about your property anytime, anywhere. Our secure online portal lets you view financial reports, track maintenance requests, and communicate with our team—all at your convenience.



Time Savings & Peace of Mind

Let us handle the details so you can focus on what matters most. Whether you're growing your portfolio, managing a busy career, or simply enjoying life, our expert management frees up your time while ensuring your property thrives.



Long-Term Property Value Growth

We don't just maintain your property—we help it grow in value. Through regular upkeep, smart upgrades, and effective tenant management, we ensure your investment remains competitive in the market and continues to appreciate over time.



Expert Market Insights

As local market experts, we provide data-driven recommendations on rent pricing, property enhancements, and investment strategies to keep your property performing at its best.



Your Investment, Our Priority

Partnering with Clover Property Management means having a dedicated, professional team working to protect and grow your investment. With our proven strategies and client-focused approach, we deliver a seamless and profitable ownership experience.

Let's make your property work for you.

Your Success Story Begins Here

we can help you achieve stress-free, profitable property ownership.

I have NEVER WORRIED about

getting new renters or if my property is being taken care of and they always check with me if any major decisions have to be made. I am an out of state owner and because they KNOW THEIR MARKET and can give me the BEST ADVICE, I can make decisions very quickly and easily.

Sandra

5.0
FEEDBACK





Every Detail Managed

COMPREHENSIVE PROPERTY MANAGEMENT SERVICES

- ✓ Property marketing and tenant placement
- ✓ Lease preparation and enforcement
- ✓ Rent collection and financial reporting
- ✓ Inspections and property care
- ✓ Maintenance, repairs, and remodel coordination

MARKETING & ADVERTISING

- Professional photography, video tours, 3D virtual tours, and descriptions for 50+ platforms.
- Weekly market analysis ensures competitive pricing and timely applications.
- Secure self-showing technology increases tenant accessibility and property visibility.

TENANT SCREENING & LEASE PREPARATION

- Comprehensive screening for credit, background, and rental history.
- Robust leases developed with legal expertise to protect your investment.

RENT COLLECTION & LEASE ENFORCEMENT

- Flexible payment methods, including ACH, credit cards, and auto-pay options.
- Prompt action on late payments and lease violations, including serving legal notices or processing evictions if necessary.

ACCOUNTING & REPORTING

- Monthly income statements and market updates.
- Year-end tax statements and 1099 preparation for hassle-free taxes.

Every Investment Protected

MAINTENANCE & REPAIRS

- 24/7 emergency hotline for tenant issues.
- Fast response times via an online portal for routine concerns.
- Vetted vendors ensure quality work at competitive prices.

PROPERTY INSPECTIONS

- Thorough move-in and move-out inspections.
- Twice-yearly interim inspections to catch and address issues before they escalate.
- Detailed documentation with photos, shared with owners to assess and resolve issues.

RENOVATIONS & REMODELS

- Coordination of major projects to maximize property value.
- Expertise in refreshes and remodels tailored to your goals.

OWNER SUPPORT & COMMUNICATION

- Dedicated property manager for personalized assistance.
- 24/7 owner portal access for real-time financials, updates, and reports.
- Proactive updates to keep you informed without the day-to-day stress.

EVICCTIONS & LEGAL COMPLIANCE

- Lease violation enforcement and legal notice processing.
- Eviction handling, ensuring compliance with state and local laws.
- Collaboration with attorneys for a seamless legal process.

5.0
FEEDBACK



**CPM have been amazing
to work with!**

**As a management
company, they have
been super professional
and easy to get in
touch with if I have
concerns/questions.
Highly recommend
them to anyone.**

They have been fantastic!

Lewis



CLOVER
PROPERTY MANAGEMENT

Rental Nightmare to Long-term Profit

A PROPERTY MANAGEMENT SUCCESS STORY

CHALLENGE

Mr. Johnson, an out-of-state property owner, faced major issues with his rental. His previous manager neglected routine inspections, leading to property damage, unauthorized tenants, and a significant loss of rental income. Managing the situation remotely felt impossible.

OUR SOLUTION

-  Conducted a thorough inspection to assess damages.
-  Coordinated necessary repairs to restore the property.
-  Legally removed unauthorized tenants while ensuring compliance with landlord-tenant laws.
-  Provided regular updates to Mr. Johnson, ensuring full transparency despite the distance.
-  Aggressively marketed the property, securing new tenants at a significantly higher rent.

RESULTS

-  Over the next 10 years, our proactive management ensured the property's value was maintained and rental income remained consistent.
-  Regular inspections and diligent oversight prevented future issues.
-  Strategic renovations increased the property's market value.
-  When Mr. Johnson decided to sell, he successfully turned his rental into a high-value sale.

OUTCOME

A stressful and mismanaged rental turned into a profitable long-term investment. With our dedicated management, Mr. Johnson enjoyed increased rental income, stress-free ownership, and an eventual high-return sale—all without having to manage the property himself.

Expert management. Real results.

YOUR PROPERTY'S FUTURE STARTS NOW

From Unsold to Profitable

A RENTAL SUCCESS STORY

CHALLENGE

When Mr. Smith couldn't sell his home due to unfavorable market conditions, he found himself in an unexpected situation—becoming an accidental landlord. Managing the property from a distance felt overwhelming, and he needed a solution that would cover his mortgage while generating additional income without needing his involvement.

OUR SOLUTION

-  Conducted a market analysis to determine a competitive rental rate.
-  Secured a reliable tenant with a long-term lease, ensuring consistent cash flow.
-  Managed all tenant needs, maintenance, and financial reporting.
-  Helped maximize tax benefits while ensuring a hands-off investment for Mr. Smith.

RESULTS

-  The property remained well-maintained, increasing its future resale value.
-  Mr. Smith generated positive cash flow over five years.
-  When the market improved, he was able to sell the home quickly and at a profit.

OUTCOME

What started as a challenging situation turned into a lucrative opportunity. Mr. Smith not only covered his mortgage and enjoyed positive cash flow, but also benefited from tax advantages and eventually sold the property for a profit—all while receiving consistent rental income throughout the entire period he was not living in the home.



CLOVER
PROPERTY MANAGEMENT

*Your success story
begins here!*

Exclusive **OWNER BENEFITS**

At Clover Property Management, we value the long-term success of our property owners. Whether you're expanding your portfolio, serving our community, or making property improvements, we offer exclusive discounts and financial solutions to support you.



MULTIPLE PROPERTY DISCOUNT

INVEST MORE. SAVE MORE.

Expanding your investment portfolio? The more properties you own, the more you save!

Owners with multiple properties under management receive 10% off our Leasing Fee for every additional unit after the first.

Take advantage of expert management and lower costs as you scale.



COMMUNITY APPRECIATION DISCOUNT

We are proud to support those who serve our country and community. As a thank-you, we offer 10% off our Leasing Fee to:

- MILITARY MEMBERS & VETERANS**
- FIRST RESPONDERS**
- TEACHERS & EDUCATORS**
- NURSES & HEALTHCARE WORKERS**

Your dedication makes a difference—this is our way of saying thank you!



OWNER LOAN PROGRAM

Unexpected property expenses? We've got you covered. Our Owner Loan Program provides affordable, short-term loans to help manage unexpected maintenance costs, property upgrades, or emergency repairs—without financial strain.

- Fixed-cost loans with straightforward repayment options
- No application process or lengthy paperwork
- Immediate access to funds when you need them
- Flexible repayment schedules with rent deductions available

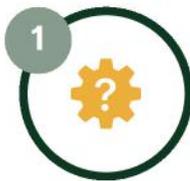
SMART INVESTMENTS. MAXIMIZED RETURNS. EXCLUSIVE PERKS FOR YOU.

Clover Property Management reserves the right to approve or decline loan requests at its sole discretion. If the property owner cancels the management agreement, lists the property for sale, or the property enters foreclosure, the loan balance becomes due immediately. Any unpaid balance not settled within 30 days may result in Clover Property Management demanding full repayment of principal and interest. Legal action or third-party collection efforts may be pursued as necessary. The borrower is responsible for any attorney fees and collection costs incurred in the recovery of the outstanding balance.



Referral PROGRAM

At Clover Property Management, we know that great service speaks for itself—but nothing compares to a recommendation from a satisfied property owner. When you share your experience and refer others to us, you're not just helping them—you're also earning rewards for yourself.



HOW IT WORKS

Share the name and contact details of a property owner who could benefit from our services.

Simply provide us with the contact information of a property owner who could benefit from our services, and we'll handle the rest. Every referral receives the same exceptional service and dedication that you trust. Once they sign up, we'll credit your account with two months of free management fees as our way of saying thank you. We appreciate your trust and support as part of the Clover Property Management family!



UNLIMITED REFERRALS

There's no limit to how many rewards you can claim.



ENJOY YOUR SAVINGS

We'll waive two months of your management fees—it's that simple!*

Why Refer?

- ✓ **HELP FELLOW PROPERTY OWNERS** – Give others the opportunity to experience stress-free property management.
- ✓ **STRENGTHEN OUR COMMUNITY** – Well-managed rentals contribute to higher property values and better neighborhoods.
- ✓ **ENJOY HASSLE-FREE REWARDS** – Earn savings without extra effort—just share a name, and we'll do the rest!

*Person referred must enroll in Full Service Property Management with Clover Property Management prior to receiving waiver of fees. Discount has no cash value.

FREQUENTLY ASKED Questions



What services are included in full-service property management?

We handle everything—tenant acquisition and screening, lease preparation, rent collection, maintenance coordination, property inspections, financial reporting, and legal compliance. Our goal is to protect your investment while maximizing its value.



How do you determine the rental rate for my property?

We conduct a detailed market analysis that considers local rental trends, your property's location and condition, and comparable rental rates. This ensures we set a competitive price that attracts quality tenants while maximizing your rental income.



How do you screen potential tenants?

We use a rigorous screening process that includes background checks, credit history reviews, employment verification, and rental history assessments. This helps us secure responsible tenants who meet lease obligations and take care of your property.



How do you handle maintenance requests?

Tenants can submit maintenance requests 24/7 through our online portal. We coordinate repairs promptly with trusted vendors, ensuring quality service at competitive prices. For emergencies, we act immediately to protect your property.



How often will I receive updates about my property?

You'll receive monthly financial statements and periodic property condition reports. You can also access real-time updates through our owner portal. Have questions? We're always available to discuss your property.



What happens if a tenant doesn't pay rent on time?

We follow a structured process:

- Late notices and fees are issued per the lease agreement.
- If rent remains unpaid, we handle legal steps, including eviction if necessary, in compliance with local laws.
- You'll be kept informed throughout the process.



What is your eviction process?

We follow strict legal procedures to protect you and your property. If necessary, we coordinate with attorneys and local authorities to ensure a smooth and lawful resolution. Our goal is to minimize disruption and financial loss.



How are your management fees structured?

We offer three flexible pricing plans so you can choose the best option for your investment goals. Each plan includes the same full-service management to ensure your property is in expert hands.



How do I access my financial reports?

All financial reports—including monthly statements, income and expense breakdowns, and year-end summaries—are available 24/7 through our secure owner portal. Our accounting team is available if you have any questions.



How do you handle lease renewals?

Before a lease expires, we evaluate market conditions, tenant performance, and property condition. We discuss renewal options with the tenant and ensure lease documentation is handled efficiently. You'll be contacted before renewal to confirm your preferences.



What is the process for terminating my management agreement?

If you need to terminate your agreement, we require written notice as outlined in your contract. We'll assist with a smooth transition, whether you're selling or taking over management yourself.



How do you ensure my property stays compliant with legal regulations?

We stay current on local, state, and federal laws, ensuring your property meets all legal requirements—including fair housing laws, safety codes, and lease regulations. We also work with legal professionals to keep documentation up to date.



What happens if I decide to sell my property?

If you choose to sell, we can assist in making the transition smooth. We work with your real estate agent or refer you to trusted Realtor partners who understand rental property sales. We also handle tenant communication to ensure a seamless process.



Can I be involved in the management process if I want?

We've developed systems and processes to ensure seamless property management. Direct owner involvement can sometimes disrupt operations, leading to delays or miscommunications with tenants and vendors. However, we always keep you informed and encourage open communication for any necessary decisions.

*Managing Your Property
with transparency & trust*





Flexible Plans, Exceptional Service

EVERYTHING YOU NEED INCLUDED IN EVERY PLAN



MONTHLY MAX

8.5%

MONTHLY MANAGEMENT FEE

- + 50% OF 1ST MONTH'S RENT
- \$30 ANNUAL ADMIN FEE
- \$85 BI-ANNUAL INSPECTION FEE



BALANCED CHOICE

10%

MONTHLY MANAGEMENT FEE

- + 40% OF 1ST MONTH'S RENT
- \$30 ANNUAL ADMIN FEE
- \$85 BI-ANNUAL INSPECTION FEE



UPFRONT SAVER

12.5%

MONTHLY MANAGEMENT FEE

- + 12.5% OF 1ST MONTH'S RENT
- \$30 ANNUAL ADMIN FEE
- \$85 BI-ANNUAL INSPECTION FEE

Your Plan. Your Way. Always the Same Great Service & Expertise.

No matter which plan you choose, you'll receive the same top-tier service and expertise. In the end, the cost differences balance out over the year—it's simply a matter of how you prefer your payments structured. Whether you want a lower monthly rate with an upfront leasing cost or a more balanced approach throughout the year, we have a plan that fits your needs.

Meet the TEAM



Jason McGuire
BROKER OWNER



Shawna Carpenter
DIRECTOR OF PROP. MANAGEMENT



Bobby King
BUSINESS DEVELOPMENT



Mikki Burdin
PROPERTY MANAGER

 *We Handle it All*

Full-Service Property Management

client testimonial

client testimonial



Wonderful



Renting through Clover has been wonderful - much better than property managers we've rented through before.



Absolutely Fantastic



Clover has been doing our biannual inspections for over a year now and they are absolutely fantastic! Very thorough with inspections.

client testimonial



Friendly & Professional



The staff who we've worked with are super responsive, friendly and professional.



CLOVER

PROPERTY MANAGEMENT

Let's get started

850-994-1542

info@cloverpm.com

www.cloverpm.com

4888 WEST SPENCER FIELD ROAD
PACE, FLORIDA 32571

Bobby King

BUSINESS DEVELOPMENT

