



20 *Touch System*

Jessica Ingrassia
Real Estate Broker
Lifestyle Homes & Co.





Thank you for the opportunity to earn your trust. It would be an honor to represent and guide you through Renting your home. My goal is to ensure that you are comfortable every step of the way.

Have more questions? I'm always available to help! Shoot me a text or give me a call.

Jessica Ingrassia

REAL ESTATE BROKER & ASSET MANAGER

20+ yrs EXPERIENCE

"Real estate is more than a career to me, it is my passion. Real Estate and Design have been my life for the past two decades. Getting to help people with selling, renting or finding their new home, is an honor that I truly treasure."

~Jess

LICENSE

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FACEBOOK

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INSTAGRAM

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"Jess has been wonderful to work with! She is always responsive, morning, noon or night for any of our questions. She truly cares and it shows. She keeps us informed with anything that happens with our home.

Hiring Jess to manage our rental properties, is the best decision we ever made.

Thank you for helping us realize what passive income can truly feel like.

If you need an experienced and caring broker, Jess and her team will be the best decision you make!"

Sherrie B, Owner

"I met w Jessica after thinking I could rent my home on my own. I couldn't have been more wrong! After a week of no shows, creepy, aggressive and less than "honest applicants" I knew I needed some help.

I initially hired Jess to just find me a tenant. but after seeing how she works, her knowledge and work ethic, I knew hiring her to manage my property was a no brainer.

Now my wife and I enjoy our investment without any of the headaches!"

Frank S, Owner





Please Note: All apply to Renting and Managing.

First 6 apply only to Renting/Showing(**).

- .**Advertising
- .**Screening of Applicants
- .**Showing the Property
- .**Signing the Lease
- .**Collecting Rent
- .**Distributing Funds
- .*Accounting of Funds
- .*Managing Service Providers and Repairs
- .*Performing Evictions
- .*Move In/Out Inspections
- .*Photo/Video Documentation



You Don't Pay a Cent Until It Rents!

1. One Time Success Fee.
2. **Rent Only: Success Fee equal to One Full Month's Rent.
3. **+*Rent and Property Management: Success Fee Equal to 50% of One Month's Rent.
4. You Pay Only After the Tenant You Approve Moves In. Includes Screening (Credit, Employment, Public Records and Rental Verification) Plus Showings and All Lease Document Prep.
5. Property Management Fee. Flat Rate per month. Includes 20 Touch System.

20 Touch System

1. ***Application Process: Screening all Prospects, Credit and Criminal Background , Employment Verification with Income Verification Rental History and Public Records Check.**
2. ***Move In Documentation: Picture and Video documentation to accurately record condition of property before move in. This ensures a more accurate account of how the home should look at time of move out and can be used to validate expenses charged to tenants at time of move out/security deposit withholdings.**
3. ***Move In Orientation: I spend a lot of time with recapping my initial interview topics that we discussed prior to application. I explain my expectations of them in relation to keeping the home in the best possible condition. With over 24 years of Property Management experience I know what to discuss Ahead Of Time, to promote an open dialog of questions and answers BEFORE they can become an expensive issue. Providing and discussing with tenants their Move In Inspection form to fill out.**

4.

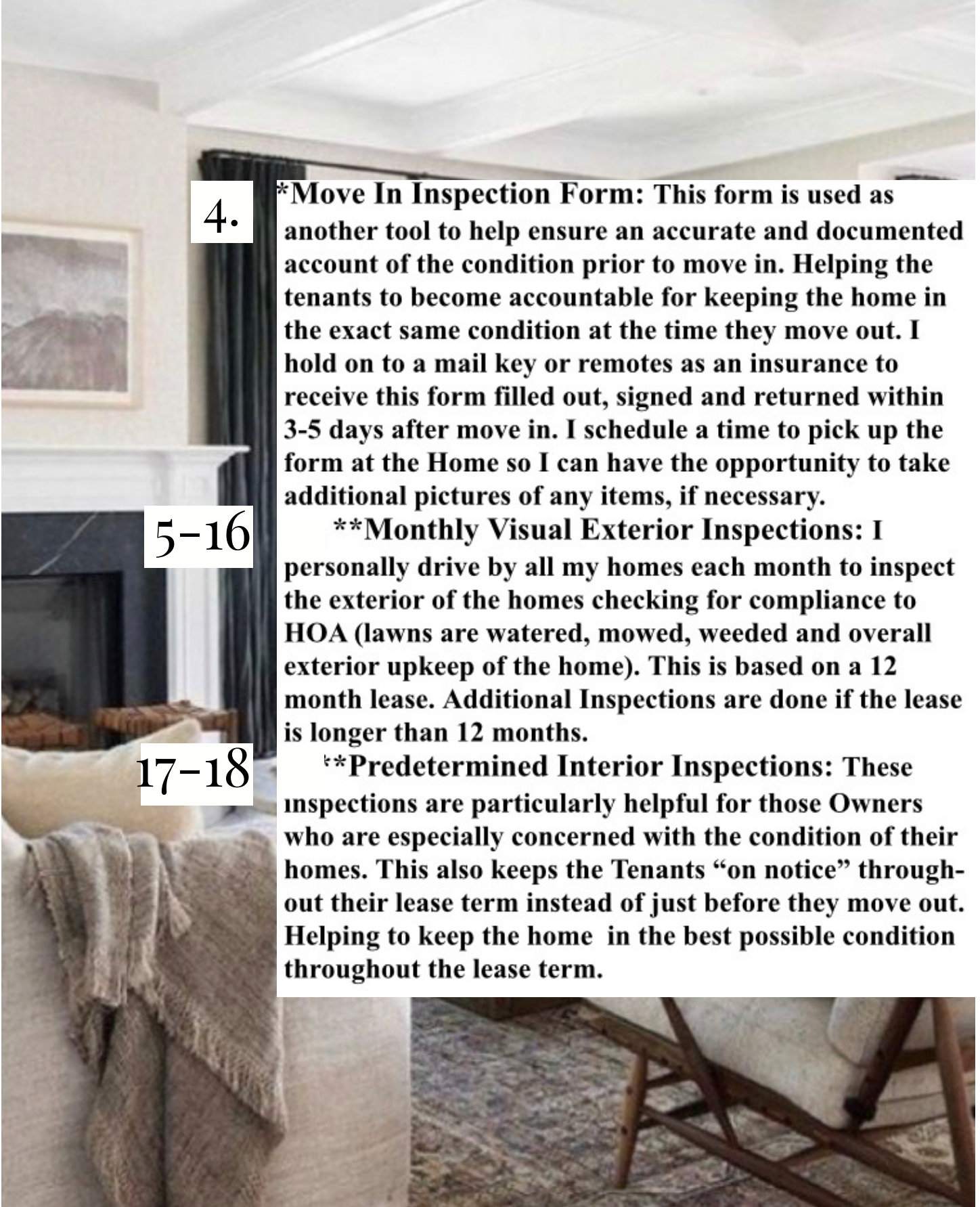
***Move In Inspection Form:** This form is used as another tool to help ensure an accurate and documented account of the condition prior to move in. Helping the tenants to become accountable for keeping the home in the exact same condition at the time they move out. I hold on to a mail key or remotes as an insurance to receive this form filled out, signed and returned within 3-5 days after move in. I schedule a time to pick up the form at the Home so I can have the opportunity to take additional pictures of any items, if necessary.

5-16


****Monthly Visual Exterior Inspections:** I personally drive by all my homes each month to inspect the exterior of the homes checking for compliance to HOA (lawns are watered, mowed, weeded and overall exterior upkeep of the home). This is based on a 12 month lease. Additional Inspections are done if the lease is longer than 12 months.

17-18

****Predetermined Interior Inspections:** These inspections are particularly helpful for those Owners who are especially concerned with the condition of their homes. This also keeps the Tenants “on notice” throughout their lease term instead of just before they move out. Helping to keep the home in the best possible condition throughout the lease term.



19.



****Move-Out Notice Inspection:** After receiving a notice to vacate from a tenant, I quickly schedule an interior inspection of the home 30-45 days prior to their projected move out date. This allows me to assess what deductions tenants might expect to have taken out of their security deposit and review expectations of how the home should be left (carpet cleaning, overall extensive cleaning, removal of all trash etc). Schedule and manage any repairs needed while current tenant is still in home and they are paying rent. This allows for far fewer vacant days for repairs or cleaning and get a new tenant moved in quickly minimizing the Owner's costs overall.

20.

****Move-Out Day Inspection:** Within 24-48hours after keys have been received from tenant moving out, I do another visual inspection of the home to help ensure the home was left in the best possible condition. The home is locked and secured and thermostats are set according to weather conditions, lights are turned off and any other special items (alarms, water features, sprinklers) are adjusted in an effort to help mitigate any vacant utility costs. This also allows me to manage any unforeseen damage repairs or costs quickly and effectively.