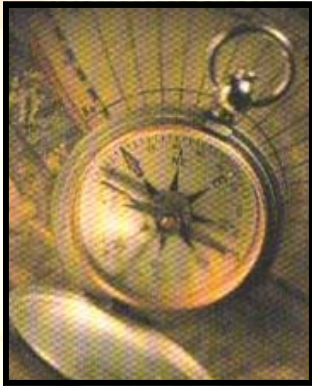


The Realty Corner
of
Colorado Springs, Inc.

Leading The Way In Property Management



Risky Waters

Whether it's your home, a duplex, or one more acquisition in a growing portfolio of income properties, real estate is one of the most worthwhile investments you can make. But the investment journey comes with its share of risks. Along with income potential comes the demand of your time and attention to every detail, from finding suitable tenants to managing and maintaining the property - often from a distant location. Additionally, the increasing complexity of federal and state laws governing landlord/tenant issues creates a growing potential for damaging lawsuits.

The Value of a Pilot

None of us would dream of getting on a Mississippi riverboat let alone a jet airplane without a pilot in charge. The pilot brings years of experience and training - pilot skills - to see you get to your destination. And, few property owners are willing to "go it alone" without the services of a professional manager. For over 25 years we have been applying our experience and training in property management to help owners reach their goals. If you've ever had to cancel your plans to take care of an unexpected rental emergency, lost sleep over late rent checks, or had to juggle funds to cover a surprise maintenance cost, you know the value of Peace of Mind.

Smooth Sailing

There's a certain "Peace of Mind" that comes with knowing that you are being well taken care of. It's our mission at **The Realty Corner**. Here's a partial list of our services:

- Establish the Proper Rent
- Attract Quality & Qualified Tenants
- Handle All Tenant/Landlord Relationships & Negotiations
- Collect Rent Promptly
- Execute Proper Legal Agreements for Your Protection
- Enforce Legal Agreements
- Act Swiftly in the Case of Delinquencies
- Comply with State & Fed. Landlord/Tenant Laws
- Collect & Oversee Security Deposits
- Keep Your Property Rented
- Inspect Your Property
- Recommend & Supervise Repairs and Maintenance
- Pay All Bills Pertaining to Your Property
- Provide Monthly Income & Expense Reports & Annual Data for IRS Schedule E
- Process Insurance Claims
- Provide Tenants 24/7 Emergency Service.

A Professional At The Helm



Your property will be under the guidance of a seasoned professional: Barbara Martin. Mrs. Martin has been in the management business since 1976. She belongs to the National Association of Residential Property Managers (NARPM), is a licensed Real Estate Broker, member of the Pikes Peak Association of Realtors and holds the Graduate Realtor Institute (GRI) designation. Her team makes it their mission to see that your investment is properly cared for.

Schedule of Fees

- ◆ **LEASING FEE : 25%**
of Rental Rate Charged for each NEW Tenancy.
- ◆ **MANAGEMENT FEE : 10%**
of Rent Collected each month.
- ◆ **RENEWALS: \$100.00 Admin. Fee**
- ◆ **Leasing Fee & Management Fee never charged simultaneously.**

Your Questions Answered By:

**The Realty Corner
of Colorado Springs, Inc.**

800-260-9119

719-260-1555

www.TheRealtyCorner.net