

ONENEST APPROACH



SKI LEASES

Pre-Listing Services

- Up to Date Market Analysis
- Assess condition of property and advise on how to make your rental market ready
- Assist in preparation/turnover prior to marketing

Creative & Aggressive Marketing

- Professional Yard Sign
- Automatically reach over 20 different rental websites on the internet
- Review and contact our office Vacancy List
- Allow real time scheduling for the property
- provide up to date activity reports monthly
- Professional Photos
- Professional 3D walk-through of home (Upon Request - Fees Apply)

Applicant Screening

- Pull the potential tenant Credit Report
- Verify Employment
- Verify Proof of Income
- Eviction Screening
- Background Screening
- Experience in screening hundreds of applicants a year

Move In Services

- Collect a 2-3 months Security Deposit within 48 hours of approval which will be held in Trust, unless the tenant chooses to get security deposit insurance and pay a turnover fee of \$1000..
- Rental proceeds to be collected up front in full and Owner payouts to happen within 30 days of tenants possession.
- Prepare and review documents with tenant prior to signing
- Perform our staff Move-in Inspection utilizing our intuitive software program with Happy Inspector– prior to handing keys to tenant(s)
- Provide Keys and any other applicable and necessary items the Tenant(s) will need.

Nest(n): A snug, comfortable or cozy residence; A retreat, refuge or resting place: HOME

Flat Fee Management Services

- Assistance in Utility management, ongoing vendor management (Hot Tub, snow removal, required housekeeping)
- Prompt and Professional response to both Owner/Investor(s) and Tenant(s)
- 24/7 Maintenance Emergency Response
- Housekeeping to report conditions after each clean
- Automated Monthly Reports & Annual Tax Reports (i.e., 1099)
- Owner Access to personal Portal for Real Time report (i.e. P&L, Statements etc.)
- Serving Notices & appearing in court
- Normal Maintenance & Repair Coordination

Pricing

Flat Fee - Full Service: \$750 monthly up to \$6500 per month rental rate.
Tenant placement fee is included.



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