

Modtown Property Management Services

Modtown Realty specializes in residential sales, leasing and property management services. At Modtown Realty we use multiple channels to market our properties and continue to be the most aggressive and forward-thinking Real Estate company in the DFW area.

Let's Face It, managing your own tenants can be a headache and a very time consuming process. At Modtown Realty our goal is to provide you with an affordable and hassle free service. We understand how important it is that your property remains occupied and income producing at all times.

Management Fees

Procuring Fee	100% of the first months rent, due at time of executed lease.
Monthly Management Fee	8% of the monthly rent.
Reserves Per Unit	\$200
Renewal Fees	10%
Service Fees	None

5% Discounted Sales Commission if you decide to sell your property.

Properties more than 50 miles from Dallas will incur trip fees.

Marketing Solutions

Multiple Listing Service—Modtown markets your property via multiple websites and listing services to ensure market saturation.

Priority Placement at Modtownrealty.com—All client listings receive priority placement on our state-of-the-art website, which receives hundreds of unique visitors a day.

Maximum Internet Search Engine Exposure—ModtownRealty.com has been highly optimized and appears on the front pages for several keywords such as (Dallas Lofts, Uptown Dallas Apartments, Dallas Homes for Lease, Dallas Condos, etc). These keywords are searched thousands of times per month and are sure to drive specifically targeted clients to your property.

E-Blasts to Realtors—Modtown sends regular e-mail updates to area Realtors to increase your listing's visibility.

Signage and Flyers—Modtown will place one of our eye-catching street signs outside your property, as well as color and B/W flyers inside your property.

Management Duties

- Collect First Months Rent, Prorated Rent and the Security Deposit
- Conduct Property Inspections (with 24-hour notice)
- Rent Collection & Accounting
- Late Fee Assessment/Collection
- Eviction Services for Non-Paying Tenants
- Schedule Maintenance & Repair Services
- 24 Hour Emergency Maintenance Response
- Tenant Screening
- Credit Check
- Background & Criminal History
- Employment History
- Renter's History

Late Rent and Procedures

Rent is Due at the First of the Month – Considered Late after the 3rd – Late fees will be assessed.

At 5:00 p.m. on the 3rd Day - 72 Hour Notice to Vacate will be Sent Priority Mail and/or Taped to the Tenants Door.

If Rent or any other Issue has not been resolved in 72 hours – The Property Manager will file an Eviction with the Justice of the Peace.

The Tenant will then be served the Citation by a Constable and a Court Date will be set 6-10 Days after Filing – Modtown Management will be Present to represent you.

If Tenant does not make a Motion to Set Aside Default Judgment or Appeal the Case – Court will award a Writ of Possession.

Writ of Possession is awarded and a Constable will help oversee the Move-Out of the Tenant.

Accounting Services

Tax Preparation Reporting—All accounting for tax purposes is managed with detailed reporting and end-of-the-year Tax Preparation.

Prompt Payments—Checks are distributed to Property Owners promptly each month. Checks will be cut on the 15th of every month less Management Fees.

Turn-Key Investor Solutions

Are you looking to invest in real estate? In today's market, even the savviest of buyers need professional assistance to protect their investment. Modtown specializes in turnkey investment solutions in the DFW area. We provide end-to-end assistance in helping clients to identify, finance, rehab, and market investment properties.

Acquisitions

Experienced Acquisition Agents—Modtown employs qualified in-house licensed agents that specialize in identifying profitable investment opportunities.

Buy, Build, or Rehab Advice—We will show you how and what to buy, build, or rehab in order to tailor your investment to your goals and maximize your profits.

Wide Array of Investment Options—We can assist you with Commercial, Condos, Townhomes, Single-Family, Multi-Family, Raw Land, Apartment Buildings, or Complexes.

Negotiation Advice—Because we know the Dallas-area market, we can help you successfully negotiate with sellers to get the best deal.

Comps - We give you solid market data by pulling the latest area comps so you can make an informed decision.

Financing

Financing Options—Through our large network of lenders, we help our clients secure both conventional financing and hard money loans.

Financing Solution Advice—We can show you the best financing solutions for your particular investment property.

Rehab and Construction Solutions

In-House General Contractors
Finding, Hiring, & Managing Vendors & Subs
Re-Model and New Home Construction
Free Estimates and Bids
Project Development
Land Acquisition
Green Building Design and Construction

Risk Management

Investment Tailoring—We work with our clients to make sure that their real estate investment meets their individual goals.

Investment Screening—We help our clients avoid scams and deals that are 'too good to be true.'

Please visit our website for more information: www.modtownrealty.com