



Our Mission: To Define & Deliver **The Gold**
Standard in Canadian Real Estate



RENTAL PROPERTY MANAGEMENT



Why Choose Us as Your Rental Property Management Company?

Established & Recognized Brand in the Real Estate Industry

- Let our brand power work for you, and trust that we will always be around to provide you with your property management needs.
- CENTURY 21 Prudential Estates (RMD) Ltd. was established in 1975 and is Canada's oldest CENTURY 21 franchise still in operation. Let our 40+ years of experience benefit you!

Professional Service at an Affordable Rate

- We provide full-service rental management for 10% of the monthly rent + GST, and a tenant placement fee of 25% of one months rent + GST for the month a new tenant is placed.
For example: a property rents for \$2,000.00 per month, our monthly management fee would be \$200.00 + GST per month and the tenant placement fee would be \$500.00 + GST, for a total of \$700.00 + GST. The following months would be \$200.00 + GST.
- Our professional full service will assist in placing qualified and quality tenants in your investment property.

Experienced, Knowledgeable & Local Rental Experts

- Whether you are looking to rent out your 4 bedroom house or 1 bedroom condo, we have someone to provide you with exceptional service.
- We will ensure the management of the property is in compliance with the Residential Tenancy Act of BC and provide advice to ensure you and your investment property are protected.
- We manage rental properties across all of the Greater Vancouver and Fraser Valley.

Extraordinary Marketing

- We will create a website for your rental property with 21 high quality photos, a map of the surrounding area, and highlights of your property's features at no additional cost.
- We will advertise in local online classifieds and arrange all showings with prospective tenants.

Access to Qualified Trades

- Having your rental property well-maintained and in top shape when showing it to prospective tenants will help get your property rented quicker, and ensure a higher monthly rate. With CENTURY 21's experience in the Real Estate Industry, we have access to qualified and reliable trades people to ensure your property is maintained to the highest standard and maintains its value.



The Rental Management Process

1. View Rental Property & Obtain Property Information

- The Rental Manager will arrange a meeting to view the rental property and will obtain the required information, such as number of bedrooms, number of bathrooms, square footage, quality and condition of property, and may suggest items that could increase the marketability of your investment property.
- The Rental Manager may take pictures of the rental property during the first visit, or may wait until certain items are completed.

2. Complete Rental Property Management Agreement

- Together we will determine your needs and expectations and review and complete a Rental Property Management Agreement and other required documents (ID form, Designated Agency form).

3. Advertise & Show Rental Property

- The Rental Manager will begin advertising and marketing your property by creating a professional website for your property on Century21.ca, placing ads on local online classified websites, and other sources of media.
- The Rental Manager will arrange showings of your rental property with prospective tenants and promptly respond to any inquiries.

4. Tenant Selection & Tenancy Agreement

- The Rental Manager will evaluate prospective tenants on your behalf by conducting credit and reference checks.
- The Rental Manager will complete a Tenancy Agreement on your behalf with the tenant (a minimum term of 1 year is suggested).
- The Rental Manager will conduct a move-in and move-out inspection and abide by the requirements set under the Residential Tenancy Act of BC.

5. Rental Income & Expenses

- The Rental Manager will collect the monthly rent on your behalf and have it deposited into your provided bank account (mid-month), less the monthly management fee and any expenses.
- We will provide you with monthly account statements, a list of income and disbursements, and an annual summary to assist with filing of your income tax.

Thank you for considering CENTURY 21 Prudential Estates (RMD) Ltd. for your property management needs. We look forward to working with you as your professional Rental Property Management Agent.

Dependably yours,

CENTURY 21 Prudential Estates (RMD) Ltd.