



SIMPLE STRAIGHT FORWARD PHILOSOPHY

WE TREAT YOUR HOME AS OUR OWN &
NEVER CHARGE CANCELLATION FEES!



**You will love working with TFM&R,
WE GUARANTEE IT!**



Property Management Services We Provide:

- ✓ Assigned Property Manager
- ✓ Maintenance
- ✓ Marketing
- ✓ Tenant Screening
- ✓ Lease Preparation
- ✓ Direct Deposit Rental \$
- ✓ Move In/Out Inspections
- ✓ Online Owner Portal
- ✓ Financial Reporting

Tucson Foothills Management & Realty

✉ 4349 E 5th St Tucson,
AZ 85711

☎ (520) 299-2100



**ERIK HUMPHREY
Designated Broker®**

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☎ (520) 523-5580

**WOULD YOU LIKE TO KNOW
WHAT YOUR PROPERTY WILL RENT FOR?
CONTACT US FOR A FREE RENTAL
ANALYSIS TODAY!**



**Sign up
today!**

**WE DON'T EARN
A DOLLAR
UNTIL A TENANT
MOVES IN!**

- Leasing fee
- Lease renewal
- Annual tax document prep/ accounting fee
- 3rd party payment coordination
- Eviction protection program
- Move in/Move out inspections
- Maintenance Reserve

	BASIC	COMPLETE
	\$ 109/month	\$ 129/month
	75% of one month's rent	50% of one month's rent
	\$199 per occurrence	Included
	\$100 per year	Included
	\$19 per month	Included
	\$20 per payment	Included
	Included	Included
	\$500	\$500

Property Condition Checklist

At Tucson Foothills Property Management, we are dedicated to maintaining the highest standards of property care and fostering positive relationships between landlords, tenants and us as your property management company. This Property Condition Checklist has been created to outline expectations regarding the condition of your property prior to marketing ads being published. We appreciate your commitment to upholding these standards, which contributes to the long-term success and satisfaction of all parties involved.

The following items are required to be completed prior to the commencement of marketing.

- Interior deep cleaning (*Hiring a professional is highly recommended.* Some items to remember: flooring, baseboards, blinds, fans, & interior + exterior of appliances).
- All carpeted flooring needs to be vacuumed & shampooed. (*Hiring a professional is highly recommended*)
- Patch any holes in walls as needed.
- Repaint walls as needed. Home must be painted in a neutral tone in order to appeal to a larger pool of prospective renters. (HUD guideline lifespan for enamel paint is 5 years)
- Remove **all** interior and exterior furniture including TVs, TV mounts, patio furniture, etc.
- Remove **all** personal items including from garages, cabinets, yards, walls, etc.
- Replacing any curtains with blinds is highly recommended.
- Landscaping should be in clean condition & maintained for the duration of vacancies (No overgrown weeds, bushes, trees or grass).
- Pool/hot tub should be in clean condition & maintained for the duration of vacancies & tenancies (Owner to provide pool maintenance at all times at owner's expense).
- All keys/remotes provided to manager including a minimum of 3 front door keys, 1 mail key & 2 garage remotes (If applicable at least 1 HOA/Community key/fob, gate code, garage code, padlock/yard gate key).
- Install new A/C filters.
- Replace any interior and exterior light bulbs as needed.
- The following appliances must be provided and maintained at all times at owner's expense: Refrigerator, Oven/Stove, Microwave, Dishwasher. Any other appliances not willing to be maintained at owner's expense, must be removed from property prior to marketing.
- The property should be 100% ready for a tenant to move into prior to marketing.