

Legerity Services, Inc.

“Bringing value to communities with efficiency and responsibility”

At Legerity Services, we believe the people behind an investment are crucial to its success and progression. As such, we maintain a high standard of ethics and responsibility in our practice, treating your investments just as we do our own.

We averaged a 1.4% vacancy rate in 2011 by employing a work system that prepares and maintains properties for quick occupancy while accurately determining rental rates. Take a quick overview of how we achieved this.

Procuring Tenants

- Cost-effective, high exposure online advertising system with distribution on over 50 sites. Take advantage of bulk advertising rates and professionally designed ads!
- Unlike most management companies, properties are shown 7 days a week and in the evenings.
- Market analysis and comparable rents are done for all of our properties to maximize revenue. As a NARPM member, we have access to databases and surveys of actual rent values to more accurately determine rental rates and trends.
- Credit reports, criminal and national eviction searches, employment and income verification, and landlord references are standard with all tenancy applications.
- Lease agreement(9 pages) signing and orientation both protects your property on a legal basis and helps promote proper tenant care.
- Deposit compliance, rent collection, and move-in/out inspections.

Maintaining Properties

- Tenant services such as online payment center, maintenance requests, forms and education with procedures, house care and conservation tips.
- Scheduling of quality, proven contractors for necessary maintenance at often discounted rates.
- Monthly exterior property surveys.
- Annual, semi-annual, or quarterly preventative maintenance service options available.
- Move-in/out inspections help ensure thorough accounting and billing against security deposits for tenant caused expenses in addition to keeping properties in good repair.
- We will also manage any or all property related expenses and provide accounting reports.
- Rental distributions are made through direct deposit. No waiting for a check in the mail!

As we always continue to grow, Legerity Services is often negotiating even further discounts on maintenance services and making efficient use of updated technology and procedures. We like to keep our homeowners updated on such changes in addition to market trends, and other pertinent information via newsletters as well.

Our dedication to service and efficiency allows us to bring you a full service property management package with a one-time property setup cost of \$100 and monthly management fees from 7-9% of gross rents collected depending on type and number of properties. No lease signing or renewal fees.

For further information, feel free to call Brandon Morgan directly at (208) 891-1134.

Legerity Services, Inc.
www.LSPMrentals.com



3905 Rose Hill St., Boise, ID 83705 · (208) 891.1134 · Fax (888) 427.1211