

# Advantages of Using Bev Roberts Rentals Management Service

## WE ARE CURRENT ON STATE AND FEDERAL RULES AND REGULATIONS:

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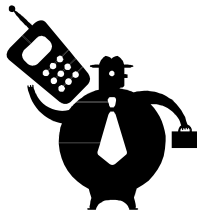


**Managed:** Bev Roberts Rentals is knowledgeable with respect to landlord and tenant responsibilities. We make sure that all the laws regarding leasing and management are followed. We also have a qualified team of lawyers on hand to help shield the landlord from costly lawsuits.

**Non-Managed:** A landlord who isn't familiar with state and federal laws put themselves, their property, and finances at risk. One lawsuit avoided can pay for many years of property management fees.

## WE CONDUCT ALL COMMUNICATION WITH THE TENANT:

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**Managed:** Bev Roberts Rentals manages communication with the tenant, such as complaints, maintenance, and emergencies that may arise. We maintain a 24/7 on-call service. We are also the buffer between the landlord and the tenant, as we stand firm in the face of adversity and enforce the rules of the lease. Tenants realize that we are only doing our job and are obligated to enforce the lease terms.

**Non-Managed:** A landlord may not always be available to maintain contact with the tenant days, nights, weekends, and holidays. It's difficult to live, work, and travel with the requirement of always being available in the event of a tenant concern. Managing property is a full-time job and can become overwhelming if not handled properly. Also, without a buffer between the landlord and the tenant, the landlord becomes the "bad guy" who has to listen to excuses, chase down rent, evict tenants, etc. If a landlord is uncomfortable with confronting people, they risk being taken advantage of by their tenants.

## WE HAVE CONNECTIONS AND LINKS TO TOP QUALITY CONTRACTORS:

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**Managed:** Bev Roberts Rentals uses a skilled team of maintenance contractors who offer quality service at discounted prices. Due to the volume of work we provide these contractors, they offer us savings that we pass along to our landlords. We've already tested their reputation and dependability, so our landlords are assured that the contractors will complete a quality job without supervision. We can also schedule small repairs using the landlord's designated reserve money, so the landlord isn't bothered with minor nuisances and the tenant sees quick results. After the contractor completes the work, we then handle the billing process and provide you with a copy of the paid invoice.

**Non-Managed:** Searching for a team of qualified contractors to complete maintenance can take time on the landlords part. A landlord may not be able to get the best prices or quality of service in the required amount of time. The landlord must constantly juggle a number of different contractors, schedule maintenance, oversee the maintenance, handle the billing process, keep records for tax reporting, etc.

## WE HANDLE THE TRANSITION BETWEEN TENANCIES:

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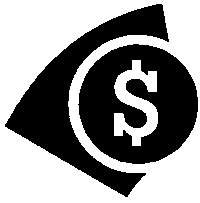
**Managed:** Bev Roberts Rentals arranges property inspections before and after tenancy to document the condition. The inspection is used as part of our security deposit process in determining whether a deposit is returned to the tenant or the landlord. We comply with the landlord-tenant laws that involve the use and return of security deposits.

**Non-Managed:** It's up to the landlord to properly document the condition of the property after tenancy. Determining valid security deposit deductions, itemizing deductions, and the cost of damage can be complex. A landlord must be comfortable in exchanges with disagreeable tenants who challenge the inspection findings. Security deposit deductions often lead to disagreements over whether the damages are the tenant's responsibility. This is an awkward position for a landlord.

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#### WE HOLD SECURITY DEPOSIT AND MANAGE THE DISPURSEMENT UPON TENANT MOVE-OUT:

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**Managed:**

Bev Roberts Rentals has an established trust account in a North Carolina bank in compliance with the Tenant Security Deposit Act. After a tenant vacates, we provide them with an itemized statement and return any unused portion of the security deposit within the allowable timeframe enforced by this Act. We also have the capability to file a report against the tenant's credit should the tenant vacate owing money.

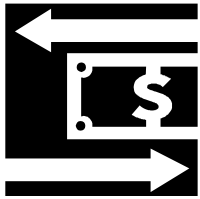
**Non-Managed:**

If the landlord fails to handle the security deposit accordingly, the tenant may sue for return of the deposit. If the tenant can show that the landlord's retention of the deposit was in bad faith, the court may award the tenant a statutory penalty of up to two times the amount of the deposit.

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#### WE MANAGE THE INCOME AND EXPENSES OF THE PROPERTY:

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**Managed:**

Bev Roberts Rentals has state-of-the-art property management software that allows us to handle all the accounting needs associated with a property more accuracy and efficiency. We have the capability of accepting rent payments online and depositing those payments directly into the landlords personal account. We provide the landlord with an itemized monthly statement showing all income and expenses. Landlords also have access to an online owner portal to access information about their rental at any time.

**Non-Managed:**

Landlords often don't have the means to invest in a robust property management system, so poor recorded keeping can turn into a landlord nightmare.

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#### WE OFFER ASSISTANCE IN TAX PREPARATION:

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**Managed:**

At the end of the year, Bev Roberts Rentals prepares annual accounting statements and 1099s for assistance in tax preparation. Since we organize the landlord's income and expenses, it will require less work for the tax advisor; therefore, less cost. Please don't forget that our management fees themselves are tax deductible!

**Non-Managed:**

The landlord must tediously organize income and expenses to create a detailed record and complete their own tax preparation documents that meet state and federal requirements. If a landlord fails to retain proper receipts and cannot validate the business necessity of each expense, the landlord will have to pay the amount due, with interest, if audited.

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#### WE OFFER ASSISTANCE WITH EVICTIONS:

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**Managed:**

Bev Roberts Rentals follows a strict procedure which includes legal notice of contract breach, personal contact with the tenant, and ultimately a court hearing, judgment, and eviction if necessary. We take all possible steps to resolve any issues without legal action; however, we have a skilled team of lawyers on hand if legal action becomes necessary.

**Non-Managed:**

The landlord must navigate their own way through the many steps that are part of the eviction process. This typically is a costly, time consuming, and an exasperating process, especially for a landlord who is inexperienced with the course of action on expediting an eviction lawfully. Eviction procedures are complex, confusing, and cumbersome. Even for the most knowledgeable landlords there are plenty of opportunities for error.