

● 20+ YEARS OF LOCAL EXPERTISE

# Own the property. We'll handle everything else.

Let us take the day-to-day operations off your plate while you enjoy the benefits of ownership. Our full-service management keeps your investment protected, compliant, and profitable, backed by two decades in the Lawrence market.



**20+**

Years managing local properties

**7%**

Management fee on rent collected

**24/7**

Emergency maintenance hotline

**100%**

Transparent monthly reporting

SPEAK WITH A MANAGER TODAY

**(785) 841-7300.**

ONLINE

[homesforlease.org](http://homesforlease.org)

3300 Clinton Parkway Ct, Ste 110

● WHAT WE DO

# Full-service management, end to end.

Five connected disciplines, one accountable team. From the first listing photo to year-end tax documents, every responsibility of ownership is covered.

## 01 Marketing & Leasing

- ✓ Updated property photography & descriptions
- ✓ Multi-platform listing distribution
- ✓ Tenant screening & background checks
- ✓ Lease preparation & execution
- ✓ Move-in inspections & documentation

## 02 Rent Collection & Finance

- ✓ Online payment processing
- ✓ Monthly financial statements
- ✓ Detailed income & expense tracking
- ✓ Late-payment follow-up
- ✓ Security deposit compliance & handling
- ✓ Year-end tax documentation
- ✓ Eviction & court experience

## 03 Property Maintenance

- ✓ 24/7 emergency maintenance hotline
- ✓ Responsive in-house maintenance team
- ✓ Vendor coordination & oversight
- ✓ Maintenance request management
- ✓ Quality control for all repairs
- ✓ Repairs following city inspections

## 04 Tenant Relations

- ✓ Professional communication & support
- ✓ Lease renewal negotiations
- ✓ Conflict resolution
- ✓ Move-out coordination & inspections
- ✓ In-person showings via 24-hour scheduling call center

## 05 Compliance & Licensing

- ✓ City-required rental compliance coordination
- ✓ Licensing form submission & processing
- ✓ Follow-up repairs to meet compliance standards
- ✓ Municipal regulation compliance management
- ✓ Inspection scheduling & coordination
- ✓ Inspection & licensing fee payments
- ✓ Local registered property manager agent services
- ✓ Ongoing monitoring of changing local requirements

• **TRANSPARENT PRICING**

# Straightforward fees. No surprises.

One simple percentage of rent actually collected, so we only succeed when you do. No setup games, no hidden line items. Choose the plan that fits your portfolio.

RESIDENTIAL	MULTI-UNIT	COMMERCIAL
<p><b>7-9%</b> of monthly rent collected</p> <ul style="list-style-type: none"> <li>✓ Full-service management</li> <li>✓ Tenant placement</li> <li>✓ Rent collection</li> <li>✓ Maintenance coordination</li> <li>✓ Financial reporting</li> </ul>	<p><b>6-9%</b> drops to 6% at 25+ units</p> <ul style="list-style-type: none"> <li>✓ All residential services</li> <li>✓ Volume discount pricing</li> <li>✓ Dedicated account manager</li> <li>✓ Priority scheduling</li> <li>✓ Custom reporting</li> </ul>	<p><b>Custom</b> based on property needs</p> <ul style="list-style-type: none"> <li>✓ Tailored management plan</li> <li>✓ Commercial tenant relations</li> <li>✓ Lease administration</li> <li>✓ CAM reconciliation</li> <li>✓ Specialized reporting</li> </ul>

**Managing 25 or more contiguous units?**  
 Owners of larger multi-unit communities qualify for our special volume rate, among the most competitive in the Lawrence market.

**6%**  
MONTHLY RENT

**25%** **Tenant Placement Fee**  
 Charged on each of the first two months' rent for a new tenant. All-inclusive of advertising, check-in and check-out procedures, and security deposit reconciliations.

**\$0** **Lease Renewals**  
 No renewal fee to keep an existing tenant in place. We simply continue the standard management fee on the new rent.

*Fees are charged only on rent successfully collected. Commercial pricing is quoted after a brief review of property type, square footage, and scope of services required.*

● WHY OWNERS CHOOSE US

# Two decades of protecting investments.

Property owners across Lawrence trust Location Properties to fill units faster, screen tenants harder, and report honestly, month after month.

01

## Proven Track Record

Over 20 years managing Lawrence properties, through every kind of market cycle.

02

## Lower Vacancy Rates

Strategic, multi-platform marketing cuts vacancy time and maximizes the rental income your property earns.

03

## Quality Tenants

Thorough screening secures reliable, long-term tenants who care for your property.

04

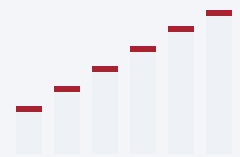
## Transparent Reporting

Detailed monthly statements and 24/7 owner-portal access, so you always know exactly where you stand.

● STEADY CASH FLOW, YEAR AFTER YEAR

## Rents that rise gently, so income grows without turnover.

At each renewal we raise the rent slightly and gradually. There is no renewal fee to keep an existing tenant; we simply continue the standard management fee on the new, higher rent. Cash flow grows steadily while good tenants stay comfortable and in place.



LET'S TALK ABOUT YOUR PROPERTY

## Ready to hand off the hassle?

Location Properties  
3300 Clinton Parkway Ct, Suite 110 · Lawrence, KS 66047

**(785) 841-7300.**

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