 **Sacramento’s Premier Property Management Company**

Thank you for considering the KTB Property Management for the management of your valued investment. KTB Property Management brings over 25 years of Property Management and Real Estate expertise to the greater Sacramento region and looks forward to being your Property Manager. Our philosophy, “Success with Integrity” shown with everything we do and it is our commitment to you.

KTB Property Management offers and provides numerous services. Below are just a few;

* **Accounting Services:** You will receive detailed monthly and annual statements with all revenue and expenses listed. You will also receive copies of all invoices for tax purposes. 100% Automated!
* **Applicant Screening:** Every applicant is thoroughly evaluated and screened. This is performed by National Tenant Network, the industries leader in Tenant Screening. This allows us to see unforeseen possible red flags and obtain the best information regarding out applicants. We check the following; credit, rental history (along with an eviction search), employment verification a county/state/national records search.
* **Maintenance and Repairs:** All of our Vendors are licensed by the State of California and are required to carry Workman’s Compensation Insurance. We handle all the work orders, follow-up to work performed and all payments to the vendors. You only pay the amount on the Vendor’s invoice, no marked-up charges.
* **Documentation and Record Keeping:** All documentations from the Application to the Rental Agreement to the Management Agreement are protected per the Ref Flag Rules. You will receive copies of every document prepared.
* **Eviction Protection:** This program will cover your cost in the event of an Eviction. If the tenant who KTB Property Management placed in your home defaults on their Rental Agreement and needs to be evicted KTB Property Management will pay for said eviction up to a total cost of $795.00. The program is 100% **FREE.**

**The KTB Property Management’s monthly Management Rates are as follows;**

**Single Family Home or Condominium $145.00**

**Duplexes $275.00**

**Four Unit Buildings $375.00**

For larger multi-unit management requirements, the fees will be based on several factors. Rental Rate, Occupancy Rate, On-site Management requirements, and of course location. We will meet with you at the property to obtain first hand information about the property and to give you a competitive evaluation and management rate quote.

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