



PROPERTY MANAGEMENT FEATURES

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FEATURES	TPD Property Management	LARGE PROPERTY Management Company (1)	FRANCHISE IN HOUSE Property Manager (2)	REALTOR CONDUCTING Property Mgmt. PT (3)
ASSISTANCE IN TRANSITION TO SELLING HOME	YES	YES	YES	YES
OWNER ACH PAYMENTS	YES	YES	YES	NO
DEDICATED PORTFOLIO MANAGERS	YES	YES	YES	NO
FULL TIME STAFFING	YES	YES	YES	NO
ESTABLISHED OFFICE	YES	YES	YES	NO
TENANT ONLINE PAYMENTS	YES	YES	YES	NO
PROPERTY CODE COMPLIANCE	YES	YES	YES	NO
EXPERIENCED & AVAILABLE STAFF	YES	YES	YES	NO
VETTED VENDORS FOR CLEANING & REPAIRS	YES	YES	YES	NO
ON LINE FORM SIGNING	YES	YES	YES	NO
ANNUAL INTERIOR INSPECTIONS	YES	YES	NO	NO
MONTHLY EXTERIOR DRIVE BY'S	YES	YES	NO	NO
ONLINE OWNER PORTAL	YES	YES	NO	NO
PREFERRED VENDOR RELATIONSHIPS	YES	YES	NO	NO
TENANT 24 HOUR DROPBOX	YES	YES	NO	NO
MONTHLY EMAILED STATEMENTS	YES	YES	NO	NO
ELECTRONIC 1099 DELIVERY	YES	YES	NO	NO
TENANT ONLINE MAINTENANCE PORTAL	YES	YES	NO	NO
DEDICATED WEBSITE	YES	YES	NO	NO
ONLINE TENANT PORTAL	YES	YES	NO	NO
SECURITY DEPOSIT DISPOSITION SYSTEM	YES	YES	NO	NO
TENANT DISPUTE PROCESS	YES	YES	NO	NO
COMPLETE EVICTION PROCESS	YES	YES	NO	NO
24 HOUR EMERGENCY MAINTENANCE	YES	YES	NO	NO
MARKETING PHOTOS	YES	YES	NO	NO
INTEGRATED TECHNOLOGY	YES	YES	NO	NO
CUSTOM PROPERTY EXPENSES MGMT.	YES	NO	NO	NO
NARPM, BBB & LOCAL CHAMBER MEMBER	YES	NO	NO	NO
RENTERS INSURANCE REQUIREMENT	YES	NO	NO	NO
FULL DISCLOSURE WEBSITE	YES	NO	NO	NO
TENANT RETENTION FOCUSED	YES	NO	NO	NO
EXTENSIVE PET POLICIES & PROCEDURES	YES	NO	NO	NO
EVICTION ASSURANCE PROGRAM (OPTIONAL)	YES	NO	NO	NO
RENT ASSURANCE PROGRAM (OPTIONAL)	YES	NO	NO	NO

(1) Large Property Management Company Example in Ada/Canyon County

(2) Franchise Based Real Estate Company Conducting Property Management to Hold Listings FOR SALE

(3) Licensed Realtor Conducting Property Management Business Small Scale to Hold Listings FOR SALE