



LEASING PROGRAM

PRICING AND MARKETING YOUR PROPERTY

We determine the rent within fair market value through a comparative market analysis. We handle advertising, which includes listing in the MLS and all popular sites such as Zillow and Trulia. We also add yard signage and exposure to area relocation companies

PROPERTY SHOWINGS

Each home has a Lockbox on the door for our team and other licensed real estate agents to show your home. We schedule and conduct all showings to qualified prospects.

TENANT SCREENING

We conduct extensive screening on all applicants with strict requirements to provide quality tenants who we trust will care for your home. The screening process includes credit check (minimum 640 credit score) and income verification in which they must gross three times the monthly rent.

LEASING

We are responsible for all lease negotiations and preparing the leasing agreement with any addenda necessary. We will also review the agreement with both the owner and the tenant(s) to assure a clear understanding of the terms by both parties.

SECURITY DEPOSIT & MOVE-IN

We will collect the security deposit, (which is equal to 1 month's rent) first month's rent and pet fee (\$300.00 of more one time per animal – non refundable) if applicable. We will also perform the move-in and move-out assessments of the property.

OUR FEES

Leasing Fees when choosing Property Management Services: The fee for service is equal to one-half month's rent (minimum of \$500.00) for a lease term of 17 months or less.

An administrative fee of \$300.00 is due if the property is withdrawn for any reason. This fee covers the preparation, time and advertising/marketing costs incurred by McQuilkin Real Estate. Administrative fee is not due if agent is unable to rent property by end of the contract

McQuilkin Real Estate is a member of the Fayetteville Association of REALTORS and The Raleigh Regional Association of REALTORS and follows all fair-housing laws. The broker shall conduct all brokerage activities in regard to this agreement without respect to race, color, religion, sex, national origin, handicap or familial status of any party or prospective party to the agreement.