

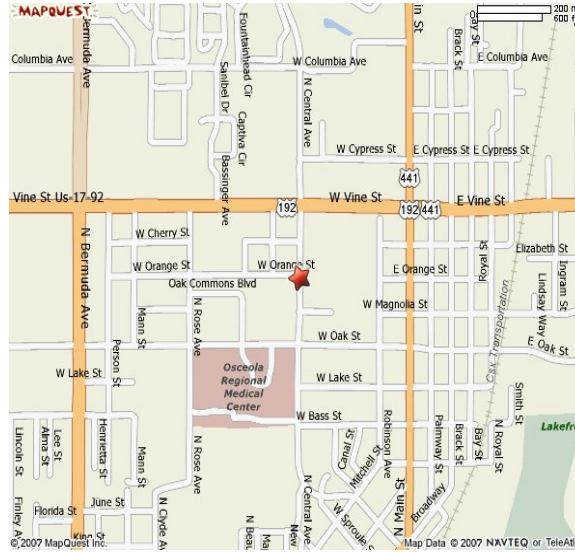
Advanced Management Specialists, Inc. conducts business in accordance with the Fair Housing Act, and does not discriminate on the basis of Race, Color, Religion, Sex, Handicap, Familial Status, or National Origin.

OUR FEES FOR MANAGEMENT (SUBJECT TO CHANGE)

- Monthly management fee: 10% of rents as collected
- Leasing fee: 65% of one month's rent
- Set up and advertising fee: \$150, covers the first 30 days of advertising
- Owner's reserve account \$300

OUR FEES FOR TENANT PROCUREMENT (SUBJECT TO CHANGE)

- Set up and advertising fee: \$100, covers the first 30 days of advertising
- Leasing fee: 75% of one month's rent



Directions:

Our office is conveniently located on Central Avenue in Kissimmee. Just south of Hwy 192 (Vine Street).

Advanced Management Specialists, Inc.

1200 N. Central Avenue
Suite 101

Kissimmee, FL 34741

Office: (407)483-1013

Fax: (407)847-5960

Email: ams@amsrents.com

www.amsrents.com



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**“Meeting the Needs
of Property Owners
All Over the World”**

****Specializing in Residential
Property Management****

**Proudly serving Central Florida
including Orange, Osceola, Seminole,
Brevard and Polk Counties.**

WHO WE ARE & WHAT WE DO

At **Advanced Management Specialists**, we are dedicated to meeting the needs of individual property owners. How we do this is by developing a personal relationship with all of our owners. We have extensive knowledge of the local rental market. There's no need to get overwhelmed in the day-to-day details of property maintenance, tenant issues, paperwork and reports, **Advanced Management Specialists** is there to handle all the administrative details for you. When it comes to the many diverse factors, legal statutes and concerns affecting the operation of your property, hiring a professional property management company is of the utmost importance. We have the systems in place and over 25 years of combined professional experience behind us to lease and maintain your property.

WHAT'S INCLUDED

- Create individual advertising for your rental property with global exposure via the World Wide Web
- Screening of potential tenants
- Attorney prepared lease agreements
- Prompt rent collection and necessary follow up with legally required notices
- Direct ACH payment to your bank account of your funds
- Delivery of monthly statements detailing income and expenses
- Field maintenance calls to our licensed and insured vendors
- Regular drive by property survey
- Bi-annual interior property survey

“Advanced Management Specialists has over 25 years of combined experience in residential property management”

TENANT PROCUREMENT FOR SELF MANAGED PROPERTIES

We offer a tenant location program, we will advertise your property, screen potential tenants and have your lease agreement prepared. Once the lease is signed you would commence with the management of your property. We do not recommend self management; however, you always have the option to convert your rental to property management through us.



TENANT SCREENING

At Advanced Management Specialists, we do our best to ensure that we are placing the best qualified tenants into your home.

Our screening process includes:

- Credit Check for all adults
- Rental verification
- Employment verification
- Background check
- Criminal history
- Eviction search
- Sexual offender check

AT FEES YOU CAN AFFORD

Our management fees and leasing fees are competitive. Ask about our discount for owners of multiple properties.

Call (407)483-1013

