PLACE STAMP HERE

SCREEN AND ACQUIRE TENANTS

- Solicit, acquire and stringently screen all prospective renters and tenants via:
- · credit reports
- · rental history
- references
- employment records
- · criminal background checks

MANAGEMENT FEES

Best of all, our competitive management fees make the cost of real estate investments more affordable than you think.

Our fee structure is based on a percentage of the monthly gross rent.

Monthly:

1-4 units: 10%5-7 units: 9.5%8-10 units: 9%

Leasing Fee:

- 50% of the first full month's rent collected for securing each tenant (6 ad placements only)
- \$200 one time processing fee

Call Today for More Information

410-288-7513





Your Property Management Specialists





2120 Emmorton Park Road, Ste C Edgewood, MD 21040 Tel: (410) 288-7513 Fax: (410) 612-0593

Fligh Places Management Services

With High Places Management Services, being an absentee owner of residential or commercial property doesn't have to be a hassle.

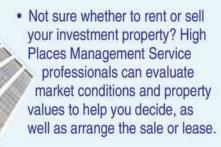






IDENTIFY AND EVALUATE INVESTMENT PROPERTY **OPPORTUNITIES**

- · Property management services available for all types of property, including single- and multi-family residenc es, commercial office buildings, warehouse/industrial/ retail space, and more.
- · Evaluate investment property opportunities that meet your investment and/or income goals.
- · Advertise through local media and MLS system.



PREPARE COMPREHENSIVE REPORTS

- · Provide monthly itemized statements (includes all rent collected plus costs/receipts for maintenance).
- Develop annual statement for tax purposes.
- Preparation of all documents for legal and binding leases as prepared by landlord/tenant law attorney.
- Keep track of tenant occupancy through move in/move out reports.

COLLECT RENTS

- · Collect first month's rent and adequate security deposit.
- · Bill and collect monthly rents during the entire term of the lease.
- Process evictions, as needed, at cost of legal services.

· State-of-the-art computer-based billing and recordkeeping system ensures timely rent notification and collection.

REHAB, REPAIR AND MAINTAIN PROPERTY

- 24/7 availability to keep property landscaped, clean and well maintained.
- Regularly-scheduled inspections by in-house field operation managers.

· Facilitate all insurance claims.



Our property management professionals offer exceptional property management services that complement residential and commercial real estate transactions

A POWERHOUSE THREE COMPANY