

Velie Realty, Established 2008
Eddie Velie, GRI, Broker/Owner
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(O): (321) 622-6300
<http://VelieRealty.com>
Text: (954) 263-6287

Smart Real Estate Sales, Leasing, & Property Management

Velie Realty Property Management Services



Landlords, you probably know. Owners you should want to know that by owning a rental property, you can benefit from excellent returns as well as reduced financial risk from a diversified portfolio, the tax advantages of depreciation, operating cost deductions, and deferred capital gains. You can also benefit with a positive cash flow from rental income, and a tangible asset that increases in value. We use decision making tools to make your decision more accurate like our ["Investor's Property Analysis."](#)

Why You Need Velie Realty® as Your Property Management Company

-  **Velie Realty® Licensed Agents Have Done it Before:** And, our agents have the backing and benefit of having on call a principle Broker/Owner on call with an [unmatched resume](#) in education, experience, [product knowledge](#), and 8 years of hands on time studies rehabbing properties and learning the inexpensive but effective ways to maximize the appeal of your rental property. And, maximize the rental income.
-  **A real estate leasing laws are complicated.** When mayhem time comes, we know the laws affecting rentals in FL. Dealing with a late tenant requires tact. You must follow the law's procedures precisely or you will lose a lot of money. The process requires disclosure forms, serving notices, timelines, inspection reports, and multi-page government-mandated filing if you have to file for eviction. A knowledgeable guide through this complexity can help you avoid delays or costly mistakes.
-  **Real estate has its own language.** If you don't know a CMA from a PUD, you can understand why it's important to work with someone who speaks that language.
-  **Velie Realty® Licensed Agents Provide Objectivity:** Since a home often symbolizes family, rest, and security, and not just four walls and roof, the tenants have rights. When they are late with rent or it is time to move, it is often a very emotional undertaking. Having a concerned, but objective, third party helps you keep everything focused on both the rights of the landlord and the tenant, while maintaining the property and legalities.
-  **Our Statements Make Taxes Easy:** Our statements are categorized to match every applicable entry on the IRS Schedule E. Just plug in the numbers or pass it on to your accountant.

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 **Velie Realty® Licensed Agents are members of the National Association of Realtors**, a trade organization of more than 1 million members nationwide. Realtors subscribe to a [stringent code of ethics that helps guarantee the highest level of service and integrity](#). We are required to retake this training ever two years, even he/she has the equivalent of a master's degree in being a Realtor, like [Eddie Velie's GRI designation](#).

Property Managers: Mayhem Insurance

When hiring Velie Realty® as your property management company the following issues are overcome because Velie Realty agents provide the legally up to date leases, inspection checklists, tenant applications, background checks, and great communication with all parties involved.

On the intangible front, here are some situations an owner will not have to deal with.:

- **Avoid the interactions with the tenant** that will make you hesitate to charge the market rate rent, concede expense the tenant should pay for, allowing the tenant to be later and later with taking the appropriate legal action to protect yourself from losses when they move.
- **You don't have to negotiate rents. A real-life example:** A tenant of ours was moving and contacted the owner directly. The owner agreed to let the tenant's coworker move in and rent the house for the same amount, \$1,100. I found out when I went to serve a 3-day notice. Long story short, I collected the rent, secured the security deposit for the owner, renegotiated the rent up to \$1,250 **saving the owner \$2,900 that year.**
- You do not have to hear to tenants' stories about the kids, the job, the job, the government, or take the verbal abuse. This can include but is not limited to:
 - Quote: **"And may God have mercy on your soul when your time comes!"** A tenant's text when I determined their daughter's boyfriend did damage to water lines and valves by working on them.
 - Quote: **"Can you please stop blaming us for everything that goes wrong?"** The manager's job is to determine who is responsible if something breaks. It is more than the lease. If the tenant breaks it, the tenant should pay.
 - Short Story: A aerobic septic maintenance company said a lawn mower hit a component at a property managed. I went and inspected & photographed the system and saw no damage, then sent an email saying to go ahead with the repair. A week later the owner of the septic company declared the repair done. Again, I went and photographed the system that had no change and no damage. **I reported him to the Palm Bay City Council for fraud.** The owner told me to pay him anyway.

Reasons You Need Velie Real Estate



Smart Real Estate Sales, Leasing, & Property Management

as Your Management Company

- When we list your rental, we post on **over 81 Web Sites strong**, we guarantee to expose your property to the most number of potential renter possible. This does not include MLS's or Intranets in office like Caldwell Banker, Century 21, and Remax.
- You will get our **Comparative Market Analysis (CMA)** with our expert interpretation and regular updates when you request it.
- If and when you decide to sell, you get our offer contract analysis, **"Seller's Net Proceeds Analysis,"** which is very useful in analyzing offer contracts.
- You will get a no risk **Velie Realty's Landlord's Easy Exit Listing Guarantee.**
- You will get our **proprietary "Velie Realty® Property Investor's Analysis."** Designed and programmed by Eddie Velie over 10 years ago, the tool show you the numbers through to cool reasons to invest in real estate, like appreciation, and principle pay down by the tenant.

What Velie Realty Agents Do as Your Manager

TENANT RELATIONS

- ❖ Liaison to your tenants
- ❖ Leases preparation & distribution
- ❖ Move-in & out checklists
- ❖ Rent negotiations
- ❖ Coordinate showings with outgoing tenants
- ❖ Property inspections
- ❖ Tenant responsibilities (i.e., filters)
- ❖ Serve 3-day notices
- ❖ Initiate eviction proceedings
- ❖ Rent collections
- ❖ Fees collections (i.e. late fees)



PROPERTY MAINTENANCE

- Long term contractor relationships saving you money
- Long term preservation mind set
- Cost gathering & analysis for repair recommendations
- Project management
- Accountability to owner for receipts, invoices, & quotes
- Proactive risk & loss prevention



LANDLORD/INVESTOR SUPPORT



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Smart Real Estate Sales, Leasing, & Property Management

- ✓ Market Snapshot reports/updates (CMA's)
- ✓ Rental Comparable Market Analysis
- ✓ Administrative Support
- ✓ Florida Landlord Tenant Act expert knowledge
- ✓ Community Relations with cities, HOA's, and Condos