Never Settle for Less than THE SPECIALIZED SEVEN GUARANTEES

At Specialized Property Management, we take your trust seriously. We believe that truly professional management should actually shield owners from the common stresses of rental property ownership, and that you should never have to settle for less. That's why we back our service with **THE SPECIALIZED SEVEN GUARANTEES**—seven serious commitments we stand by so our clients enjoy greater peace of mind that no one else can offer.

PROMISE 1

10-MONTH QUALITY TENANT GUARANTEE

Specialized Property Management guarantees any tenant placed by our team for the initial ten months and warrants the cost of replacing any tenant who breaks their lease without complying with the terms of the lease. This guarantee does not cover previous tenants, those placed by the owner or another property management company, or military tenants who must move due to orders or transfers.

PROMISE 2

EVICTION PROTECTION GUARANTEE

When we lease your home, we work to find you the most qualified tenant that will pay the rent each month and not leave you in a bind. We stand by our due diligence and experience in case of the unexpected. Our guarantee covers the cost of eviction for the first ten months of the management agreement. For only $15 per month beginning in month 11, you can protect yourself through our Eviction Protection Plan which covers the cost of filing an eviction, plus the cost of filing a Writ of Possession if necessary. Evictions can cost thousands of dollars, require extensive time and legal expertise, and can cause a lot of worry and stress. Instead, our clients rest easy if an eviction does become necessary.

PROMISE 3

PRICE MATCH GUARANTEE

We will gladly match the price of any competitor for equivalent property management services. Simply present the competitor's proposal to your representative before signing your management agreement. This guarantee is only applicable to new contracts and is not retroactive.

No other property manager can come close to offering what we do for such a reasonable cost.

MORE GUARANTEES

Questions? Simply contact us.

(404) 596-8454 | SpecializedAtlanta.com
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SPECIALIZED PROPERTY MANAGEMENT™

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EQUAL HOUSING OPPORTUNITY

As a member of the Specialized client family, you will quickly discover that our **SPECIALIZED SEVEN GUARANTEES** are the reason we enjoy the highest online ratings and customer service levels in our industry.

PROMISE 4

LEGAL & ACCOUNTING COMPLIANCE GUARANTEE

Sadly, our industry is plagued by discount management companies that violate trust accounting, fair housing, property code, and other landlord/tenant regulations, or overlook the complex accounting compliance procedures that are required in this industry. Whether due to ignorance, neglect, or unethical business practices, it puts rental owners at serious financial and legal risk. That's why we protect you with a firm guarantee that **1)** your home will comply with all municipal, state, and federal laws, **2)** your financials will successfully meet all the criteria required by the State Department of Real Estate, and **3)** your records will be in order in case of a regulatory audit. Since the penalty for a single violation can far outweigh the cost of professional management, this guarantee offers our clients unsurpassed peace of mind.

PROMISE 5

CUSTOMER FOR LIFE PRICE GUARANTEE

We understand how frustrating it can be to settle on an affordable fee, only to have it increased annually. As a valued Specialized customer, we believe our clients deserve better. That's why we lock in the fee terms in your service agreement for a period of three years, so you can budget for the future without worrying about potential fee increases. Even better, if you acquire additional rental properties over the three-year period, we will honor your initial fee for any additional properties, even if our fee structures have changed for new clients.

PROMISE 6

RISK-FREE MONEY-BACK GUARANTEE:

We believe in keeping our clients through superior performance and strong relationships, not through red tape. If you are not satisfied with our services in the first 60 days, your first two months' management fees will be refunded. We promise a professional transition without hassle, or cancellation fees. Simply ensure that any vendor invoices are paid in full, and provide us with 30 days written notice. That way, we can facilitate a smooth transfer of service for both you and your tenant, while ensuring that we help you meet all your legal and financial requirements.

PROMISE 7

100% CUSTOMER SATISFACTION GUARANTEE

As our valued client, you enjoy our 100% satisfaction commitment, which means we will do all we can do to exceed your expectations, or we will make it right. We are committed to providing an exceptional level of service that goes far beyond the industry standard—while always keeping costs affordable. Should our team not meet your expectations, please notify us within ninety days and we will have your account closed out, penalty-free. Our superior customer service, unmatched experience, proven team, and more thorough processes protect your pocketbook long-term while giving you greater peace of mind.

No other competitive property management firm offers this extensive of coverage at such a reasonable cost. When you're backed by **THE SPECIALIZED SEVEN GUARANTEES**, you'll discover that owning rental property can be virtually worry-free.

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