

Homemart Realty Group, Inc.

Services

Homemart Realty Group, Inc is a licensed Real Estate Company established in 1981. Managing rental property is our primary business. Our goal is to provide maximum return on investment for property owners and investors and quality rental housing for the community. We are experts in our field. We give each investor, resident and property the individual attention and care that makes us unique.

Property Presentation

We present your property to the largest available rental market. Because of the diverse inventory of properties that we manage, we can fulfill most potential renter's needs in housing. We are always aware of current market conditions. This allows us to rent your property at its highest value.

In attracting new residents, we use a broad range of advertising media. Yard signs, Internet advertising, resident referral programs, Realtor, Narpn, and leasing company referrals are just a few.

Qualifying Residents

We have a vested interest in attracting new residents. Our entire application process is designed to enable us to make sound decisions in choosing new residents. We verify employment and income. We verify current and past rental references including payment history and condition upon move out. We do criminal back round checks. We obtain a credit bureau reports that includes not only credit history but also current balances. All this information is reviewed to determine if a prospective resident has the ability to pay rent on a timely basis and care for the property in a manner we deem appropriate.

Maintenance

Providing qualified, reasonably priced personnel who will get the job done right is one of our greatest assets to you. We consider maintenance a service to our investors. We deal with this daily, so we know what repairs should cost and how long they will take to complete. We have been able to negotiate favorable contracts with heat and air, appliance, pest control, lawn service, paint and carpet companies because of the volume of business we can offer them. We protect the value of your investment by maintaining your property at current neighborhood standards.

Accounting

Our accounting system is specifically designed for small investors. Our convenient monthly statements provide you with a full, itemized record of all transactions. We will direct deposit funds into your account monthly and email you statements. Copies of all work orders and receipts are kept on file throughout the year. A variety of

reports are available, allowing us to give you as much detail as you require. Our year-end statement simplifies the job of tax preparation for you and your accountant.

Rent Collection

All rent is due on the 1st of each month and considered late if received after the 3rd of the month. Legal proceedings are initiated immediately in order to remove that tenant within the same month for nonpayment of rent. We process our own dispossessory warrants and follow them through the magistrate's court.

Property Inspections

Our main job is to protect your invest property. We do this in different ways. Our property managers make frequent driving tours. Exterior inspections are very important. A property well maintained on the outside is normally being taken care of on the inside. The right for us to make routine announced inspections is part of the tenant's Lease Agreement. Tenants who are doing a poor job are notified in writing.

Professional Property Management

We pride ourselves on our professionalism. We are members of the National Association of Residential Property Managers, an organization of licensed property managers interested in pursuing the professional's management of residential property. Continuing education is important in keeping abreast of the changes in our business. We attend property management courses, seminars, workshops and conventions to network and exchange ideas with other property management professionals. We are knowledgeable of the Georgia Landlord Tenant Act; Federal Fair Housing Laws, Federal Fair Credit Reporting Act and many more, so you don't have to be. As a result, we feel we have the best in legal and organizational documentation available.

Complete Documentation

Thorough, complete documentation is an important part of good property management. It prevents confusion, misunderstanding, and gives everyone involved a clear understanding of what is expected. Samples of the various documents we use to screen and lease, inspect and maintain property conditions, and report financial information are available upon request.

Why We Are the Best

We take the hassle out of owning rental property. We offer professional, courteous staff, 24 hours emergency service and we like what we do.