

# Why hire a property Management to manage your rental property?

**Below are some of the ways we add value to our clients everyday!**

Did you know The State of South Carolina requires Property Managers to obtain a License after completing the required class room training and passing the state exam. There are only a few exclusions to this law and one is property owners renting their own property.

Know the law.

There are laws that protect the tenant and can expose landlords to litigation. These laws favor the tenant in many cases. Here are a couple laws that many landlords may be unfamiliar with:

- Landlords must return damage deposit in 30 days with a detailed list of any deductions.
- Damage deposits need to be kept in escrow and not commingled with other funds.
- Essential services (water, heat, plumbing, etc.) must be available at all times.
- Tenants have 14 days to repair their negligent damage.

These are just a few of the laws outlined in the “Landlord and Tenant Act.” There are punitive damages awarded every day for noncompliance.

**Comprehensive Property Management knows these laws and reduces landlord’s exposure!**

**Comprehensive Property Management performs these services:**

- **Individually designed marketing plan to include web site listings**
- **Curb appeal analysis and recommendations**
- **Conduct tours of your home to prospective tenants, reducing your exposure and protecting your safety.**
- **Lease Preparation**
- **Utility Transfers**
- **Background, Criminal and Credit Checks**
- **Employment Verification**
- **Oversee Property Maintenance**
- **24/7 Emergency Services**
- **Lease Break Management**
- **Legislative Law Monitoring**
- **Rent Collection**
- **Record Keeping of Expenses and Revenues for Tax Preparation**
- **Security Deposit Management**
- **Tenant Retention Strategies**
- **Eviction Representation**
- **Property Evaluation and Analysis**
- **Key Security**
- **Document Storage**