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## Full Service Property Management in:

Elk Grove • Sacramento County • Placer County • El Dorado Hills • Modesto • Tracy • Manteca  
San Jose • San Francisco • Great Bay Area

### SKYWEST PROPERTY MANAGEMENT

Is centrally located in Elk Grove and locally owned. Established in 2006, we serve a growing need for a professional property management company that specializes in both commercial and residential management.

We provide many services including: lease and contract signing, rent collection, maintenance management, payment of all property bills, resident assistance, and 24/7 availability. Our management fees range between 6-8% of the gross monthly rent. The actual monthly management fee is based on variables of services needed. Leasing fees are calculated separately from the monthly management fee.



## Our Services and Fees

- We will help you determine the most competitive rental price to maximize your income and minimize vacancies.
- Property advertisements are listed on multiple major websites for maximum exposure.
- Consistent rental open houses are held to give possible tenants many viewing opportunities.
- We perform full tenant screening including credit and criminal background check. We also verify tenant past rental history, income, and employment. All final tenant decisions are approved by owner.
- Leasing fee is of 50% of the full monthly rent, paid when property is rented.
- Monthly management fee is 6-8% of rent gross.
- Transfer fee for occupied properties is \$300.
- Owner income is deposited directly to owner's account on a monthly basis.
- Monthly owner statements are provided via email.
- Clients have easy online access to monthly statements, property maintenance information, and rental payments.
- Management contract is an initial one year agreement.
- No management fee due until property is rented (up to three months).
- Annual inspections are performed at rental properties, to verify property is being well maintained by tenant.
- We are available 24/7 to address all tenant maintenance issues.
- We use our trusted vendor list to get quality work at affordable prices.
- We manage all vendor billing, and deduct vendor charges from owner income. All maintenance is pre-approved by owner.