



<u>PORT HURON</u>	<u>MT. CLEMENS</u>
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Why Us?

Can you find a property management company that is cheaper? Of course! There's always someone who is looking to "grow" their business at your expense. We have discovered that people who value their properties don't let the difference in management fees between companies, (usually \$10-\$20/month) be the deciding factor on their decision. Most of us don't order the cheapest food on the menu or buy the cheapest car on the lot because of the cost. After all, the value of a meal isn't how much it costs but how well it satisfies our palates and our appetites.

With over 30 years experience having managed thousands of properties, our owners value our expertise, relationship building skills with tenants and cities; and our personalized service with our owners. If you value your property, you will value our dedication and service as well. Don't shortchange yourself!

What We Do:

- ❖ Collect Rents
- ❖ Vacant Property Showings
- ❖ Vacant Property Preparation
- ❖ Execute Leases
- ❖ Collections of Bad Debts
- ❖ Full Service Maintenance
- ❖ Preventative Maintenance
- ❖ Advertise Vacant Properties
- ❖ Tenant Screening
- ❖ Monthly/Annual Reporting
- ❖ Electronic Proceeds Deposit
- ❖ Court Handling for Late Rent Payments
- ❖ 24 Hour Emergency Maintenance
- ❖ Handle City Inspections

The Next Step:

A management agreement needs to be signed between the property owner and the management company. Our management agreement is 6 pages long and clearly spells out every specific duty. What is not covered is just as important as what is covered, and we list that too! Don't spend any more of your time dealing with the pitfalls of property management, call Service Specialties at 586.469.1415 today to learn more about how we can help you!