



## Overview of Management Services

Hope Street Real Estate  
Corp.

Suite #109  
The Manhattan Building  
1117 First Street, South West  
Calgary Alberta, T2R 0T9  
Tel: 403.520.5220  
Fax: 403.520.5240

[www.HopeStreet.ca](http://www.HopeStreet.ca)

Our goal is to provide *efficient* tenancy management to Private Investors, Absentee homeowners, or those having trouble selling their home.

A member of our team will come to your property and provide a free on-site rental evaluation based on comparable vacancies, curb appeal of the property, neighborhood characteristics, etc.

We will advertise your vacant property to our **extensive database of pre-screened prospective tenants, our network of Relocation Agencies, Real Estate Agents, and other industry insiders**, on our website, through the *Calgary Herald*, in the *Calgary Renters Guide*, and on the Rentfaster.ca website.



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**Calgary Herald, "Life at Home"** initiative – We have negotiated preferential rates and ad placement for our listings through this very targeted section of the newspaper. Each Saturday your property will be featured on the front page of "Life at Home", visible to 275,000 readers. This extremely effective advertising method is also extremely economical costing less than a short ad in the less noticeable classified ad listings.

Under current market conditions, properties are taking an average of 3-5 weeks to become rented.

Our renters undergo comprehensive screening including any/all of the following: and online credit report, reference checks, employment confirmation, previous landlord checks, and mortgage/bank history investigation.

Our people inspect your property every 3 months for the first year of a tenancy and annually thereafter.



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The Hope Street property manager assigned to your property will be available 24/7/365 via blackberry email, office phone, or cell phone for emergency response, showing suites, paying rent, etc.

Maintenance is handled through in house contractors, thus our properties are kept in good repair.

Our management team brings 34 years of investment real estate and rental management experience to every contract we undertake.



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### Having Trouble Selling your Home?

Leasing your home to carefully screened renters is a great way build equity as our housing market continues to gain momentum, and down the road when your ready, members of our team can competently broker the sale of your home in an aggressive and efficient manner.

As rental experts, we are extremely successful at brokering the sale of tenant occupied property and our clients benefit from incoming rental revenue during the listing period. We can advise you on the benefits of listing a property for sale before, during, or after a tenancy as such relate to tenancy legislation, rent-to-own options, tax implications, etc.



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### Our Fees:

New management contracts are based on a  $\geq 12$  month term.

Leasing / administration fee of \$395 is assessed upon initiation of a contract and subsequently when a property needs to be re-leased.

Marketing and Maintenance costs are not included in fees.

Rates are based on a percentage of gross :

Management fee for single detached, attached, or Condo unit = 10% per month.

Brokerage fee for MLS listing = 6% of the first \$100,000 of sale, 3% of balance.

Fees are subject to 5% GST.