



## 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)

Every day thousands of people in Calgary will search for rental housing. At Hope Street, we are in the business of connecting those renters with **your** 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 present your vacant property to our extensive database of pre-screened prospective tenants, our network of relocation agencies, real estate agents & other industry insiders, on our website, and on paid rental listing websites.



## Overview of Management Services

Hope Street Real Estate  
Corp.

We use the "Big Three" private rental websites serving the Calgary area. They are; Rentfaster.ca, Rentspot.com, and Homerent.ca. all have strong search engine rankings and have significant website traffic:



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)

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, income verification, and mortgage/bank history investigation.



## 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 people will inspect your property every 3 months for the first year of a tenancy.

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 our in house department, 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.



## 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)

### 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.



## 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 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.