

Welcome Home Realty is pleased to offer a menu of property management services.

Maximum Marketing:

Welcome Home Realty ensures that your property gets maximum market exposure by syndicating each property listed across hundreds of internet sites by taking advantage of IDX technology. Our properties are also marketed daily on The Home Center Network found on Comcast Channel 49. We receive numerous calls daily from prospective tenants and take pride in our ability to screen and place strong tenants quickly; thus leasing your property quickly.

Thorough Screening:

Welcome Home Realty works diligently to find and place strong tenants in an effort to preserve the condition of your property and ensure that lease payments are received on time. The tenant screening process involves a credit check, nationwide criminal background check for all occupants age 18 or over, verification of employment, and verification of rent.

Property Inspections:

We randomly inspect all properties to ensure they are being well maintained by the tenants and update you on our findings.

24/7 Online Reporting Access:

Welcome Home Realty uses an online property management system which our property owners and tenants have 24/7 access to. Some of the reports available include financial statements, tenant rental payment history, maintenance work order history, and property activity. No more waiting for a report in the mail!

Property Maintenance:

Welcome Home Realty assists with the necessary maintenance on your property. Our preferred service providers are licensed professionals. We follow up to ensure that all repairs are done in professional workmanship manner. Tenants will have access to their tenant accounts, which will allow them to submit maintenance requests online 24/7. These requests are responded to based on the type of repair required. You will always be aware of the maintenance needs for your property.

Collection of Payments:

We are diligent and steadfast in our efforts to ensure that we professionally collect your rent payments in a timely manner. We stress the importance of timely payments as well as the consequences of failing to pay promptly.

Eviction Management:

While every effort is made to collect rent payments promptly, there are times when, for various reasons, a tenant may be unable to pay their rent. If rents are not paid on time, we initiate the legal steps necessary to collect rents and/or evict tenants in keeping with state and federal landlord/tenant guidelines.

Screening Prospective Tenants:

1. Application fee: \$40 per occupant age 18 or older
2. Income: Minimum of 2 1/2 times the monthly rent
3. What we check: Credit Check, Background Check, Verification of Rent, Verification of Employment, and Proof of Income. Application processing could take 2-3 days depending on the time that it takes for the employer and/or previous landlord to respond to our request for verification.
4. Upon approval of your application, you will be contacted to schedule an appointment to do your move-in walk through and sign the lease agreement. We ask that you be prepared to pay the security deposit and first month's rent in the form of a cashier's check. We will also make a copy of your driver's license. Rent is pro-rated based on the effective date of the lease. Keys are delivered based on the effective date of the lease.

The following items will result in an application being declined:

1. Previous eviction and/or outstanding balances due to another landlord.
2. If you are in the process of filing bankruptcy and/or it has not yet been discharged.
3. If your debt repayment history is negative 2-3 years AFTER filing a bankruptcy.
4. If you have ever been convicted of a felony, arson, or a sex offense.

Consideration Extenuating Circumstances:

1. If negative credit is offset by a positive rental history, we may require a larger investment of 2 month's rent plus the security deposit.
2. We may require a Tennessee property owner as a co-signer.

~Contact us for a menu of services and rates~