

Global Resort Homes

Long-Term Rentals Division



Since **1993**, Global's mission has been to set a new **standard** of excellence in the **Real Estate Market** by maintaining a distinctive level of **service** for all clients. Today, the very essence of the company is that same level of **personalized** service, setting Global apart from the competition. From the **Leadership**, to the Real Estate Professionals, to the Property Management **Team**, you can **trust** the Global Team of **Professionals** to continue that same unique standard to every area we serve.

Experience the Global Difference...



Full Service Property Management

- Aggressive Advertising
- MLS Listing
- Quality Photographs
- Finding & Qualifying a Suitable Tenant
- Credit Check, Evictions Check, Employment & Residency Verification
- Full Lease Preparation
- Documented Move-In Inspection
- Monthly Administration with Full Owner Statement
- Rent Collection & Deposit into Your Bank Account
- Managing Tenant Relations
- Maintenance Repairs by Qualified In-House Maintenance Technicians
- Legal Coordination...if necessary



Full Property Inspections

Our inspections are including at no extra charge

- Our move-in inspection is a full walkthrough written report. We show the Tenant how to operate all the appliances and test to make sure the major appliances are working including the range, dishwasher, washer/dryer, toilet flushing and changing the air filter.
- When the tenant moves out, we complete a detailed move-out inspection similar to the move-in inspection. The move out inspection is done to make sure that the rental home is returned to us in the same condition as when first rented except for minor wear and tear. If damage is found, we impose a claim on the Tenant's security deposit as required by the Florida landlord tenant statute (F.S. 83). If no damage is found, we promptly return the security deposit to the former residents.

GOALS

- 1. Reduce maintenance calls following move-in*
- 2. There is no question as to what the property condition was prior to move in*
- 3. Provide peace of mind for homeowners to protect their property*
- 4. Provide peace of mind to tenants to assure the return of their security deposit.*



Availability

- Our office is conveniently located and open during normal business hours seven days a week from 9:00 am – 5:00 pm. Our residential property managers are licensed real estate agents having significant experience and knowledge managing single family and multi-family homes.
- Our maintenance technicians are on call for emergencies 24/7
- We use a ticketing system (*long.term@globalfl.com*) to track all emails to ensure prompt responses
- Our online advertising is always working 24/7



Comprehensive Tenant Screening

In most cases, we recommend that a vacant property is better than an unqualified or troublesome tenant. Our thorough application process seriously reduces the risk of default. Our fees to tenant applicants are always very competitive and our detailed process checks include:

- A national credit reports on each and every adult applicant.
- An eviction search for the state where the tenant resides.
- Verification of former landlord references.
- Verification of the applicant's employment and/or income.
- Nationwide criminal background check on all adult applicants, including terrorist and sex offender lists.



Accounting and Timely Delivery of Rents

- Global uses AppFolio Property Management Software, which is tops in the industry
- Tenants are able to make payments on-line
- Rents are processed by the 15th of each month and are deposited directly into our homeowner's bank account, if desired
- We provide our property owners with a year-end summary statement for tax purposes