

SMART OWNERS



2019

"The **SMART** Choice for Property Management"



Our offices will be open CLOSED, July 4th in observance of the holiday and Friday, July 5th. SMART will be open again on Monday, July 8th. We wish everyone a fun and safe holiday.



We have received numerous calls at the office from HOA's stating that the owner has NOT notified the HOA that we are managing your property. This has been the result of the HOA police sending violations. If you have NOT notified your HOA, please take a moment and send them an email or send them a note and register **SMART** and have them send the violations directly to us. We are losing several days, when the owner in turn sends us the violation.



SMART is holding at a 99% occupancy rate. We are very excited about that. Tenants are happy and don't want to move. This is great for all! Even though the sales market is up. Single family homes and townhomes are holding strong and are increasing in price. Condos are going up in rent in certain areas.



Lease Renewals: I am coming up on a year 5 in checking each and every property when the lease comes due. If I can raise the rent I will—but also know that I am in taking into consideration who the tenant is, payment record, etc. The increase has been 95/5—several areas are going up, some are staying the same. If you want to know how I arrive at the increase it's thru the MLS.



Please remember that if you are thinking of selling and how we are reducing the commission just for you—the Owners. If you have any questions, please direct to Mark Hall, Broker at: mark.hall@managevegas.com or 702.750.9725x223



Finally, we at SMART, would like to THANK YOU for your continued trust and support. We are widely recognized in the Las Vegas valley as one of the premier residential property management companies.