



## Entrust Your Property to the Management Professionals Houston's Leading Property Management Company!

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Mark Kallus RMP®, TRPM®, TRLS® is a seasoned real estate investor and property management expert in Houston, Texas. Mark received his B.B.A. in Business Management from The University of Houston and has over 22-years of Property Management and Sales experience. Mark combined his unique background to create a full-service, one-stop-shop real estate management experience with the necessary "know-how" to provide every RentLife® customer with unparalleled customer service. Mark's team consists of Texas Residential Property Managers (TRPM), Texas Residential Leasing Specialists (TRLS), Contractors, and Vendors.

## Why Us?

### ONE-STOP-SHOP

We are a full-service property management company specializing in the management of single-family homes, condominiums, townhouses, and boutique apartment communities.

### TECHNOLOGY

We empower owners with real-time access to their investment properties' performance through the online Owner Web Portal. Our tenants are also able to access the Tenant Web Portal. Owners and tenants can access their portals 24/7, from anywhere in the world.

### RESTORATION & RENOVATION

Our expert property managers can assist you with your estimates and renovation needs. We know what upgrades, repairs, and remodeling will add value to your investment. We'll advise you and help you every step of the way in this process.

### WE ARE THE STANDARD

Each day we work to refine our processes and improve our services to set the standard in residential property management. We strive to provide our clients with quality, reliable service, exhausting all methods to maximize their net income. Our properties are always clean, functional, and well-maintained.

### UNPARALLELED MARKETING

You'll have a dedicated leasing manager on your team who will oversee your marketing campaign to include yard signs, flyers, and advertising on over 60 websites at no extra cost to you.

### NO LONG-TERM CONTRACTS

Our Management Agreements are month-to-month contracts. Either party can give a 30-day notice of termination. It's that simple. We are that confident you will love our services.



Find out for yourself why we are *Houston's best choice*  
for REALTORS® and Real Estate Investors



We'll maximize your profits, protect your revenue stream, and save you time and headaches.

# Top Questions to Ask When Interviewing Property Managers

## 1) COST:

Managers generally charge a monthly fee to watch and maintain your property. How much does it cost to find you a tenant? What does that fee include? What if you already have a tenant, is there an intake or transfer fee? Look for a company that offers you the most value = reasonable charge and provides more services. Often, the cheapest is not the best.

## 2 ) COMMUNICATION:

Communication with a manager is vital. You need someone who uses email and is responsive to both the telephone and email. Are there other people that work there that can answer questions and provide service?

## 3 ) TERMINATION OF YOUR AGREEMENT:

If your "relationship" does not work out, you want to know upfront what exactly it will take to terminate your agreement. Is there a charge for breaking your contract? Penalties?

## 4 ) REPAIRS AND MAINTENANCE:

Does the company have a maintenance crew, or do they contract out to a handyman? Can they handle all kinds of repairs? What happens if they can't do something? Do they have other contractors that they can call? Also, you probably want to have a maximum that the company can spend without contacting you. You can also request invoices/receipts for expenses.

## 5 ) MONTHLY STATEMENTS:

Does the company send out monthly or quarterly statements? I advise monthly income/expense statements to be required.

## 6 ) RESERVES:

What kind of reserve does the company need? The Manager uses the reserves in case anything comes up. Most managers will require a certain amount.

## 7 ) ACCOUNTING:

When will the manager send your money to you? Do they offer direct deposit, or do you have to wait on a check? **Tenant Deposits:** How do they handle deposits? Texas Law states that property managers must hold security deposits in a trust account.

## 8 ) ADVERTISING:

Where do they advertise properties? Are for rent signs put on the property's lawn? Do they advertise online? Social Media? There are quite a few useful places to advertise properties for free, online. Do they use these?

## 9 ) APPLICANT SCREENING:

How are they screening tenants? What do they check? Is there a fee that applicants pay? What are the criteria for approval or non-approval? You want to ensure they have a thorough process for screening tenants.

## 10 ) EVICTIONS:

How does the company handle evictions? What are the costs of evicting? How many have they had in the past year?

## 11 ) LICENSED:

Texas law states that a property manager must have a Texas Real Estate License. Who is their Broker? How long have they been in business? Verify this information. Ask for the Brokerage License # and the Broker's contact information.

You may also want to know how many properties they manage, how many managers work at the company, what specific areas they focus on, and other questions about their experience.

**Get Started. Contact RentLife<sup>®</sup> Today!**

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