

SERVICES

Welcome to the world of Property management. A company designed to suit every owner and tenant. A company where you as an owner can be as involved or as uninvolved as you chose to be.

As an owner you can be assured that the property you have will be maintained and conform to the existing neighborhood and will not be singled out as a rental.



Leasing services include the following:

- Placing property information and pictures on our company website and military website
- Advertisement on multiple databases
- Screening any prospective tenants (run a credit check, verify employment and salary, check rental history and background check if needed)
- Compile a walk-thru checklist prior to tenant occupancy and preparing all contracts.
- Prepare lease contract

Our Property Management fees are very reasonable, and we offer specials rates for owners of multiple properties. We offer placement only or placement and management.

We have licensed handyman services, plumbers, painters and electrical available. And due to our commitment to local businesses we are offered lower customer rates not available to everyone.



- Arrange for tenant gardening, pool, appliances, yard, etc, if needed.
- Collect monthly rents
- Handle requests for repairs and maintenance
- Arrange and make payment for required repairs or maintenance work.
- Provide owner with fully itemized monthly reports and year-end accounting statements
- Periodic inspections to ensure proper maintenance

Testimonials

"I would like to thank Creative Property Management for the great job they have done taking care of my 6 properties. Each rental has had very good long term tenants and when vacant are rented in a reasonable amount of time. My properties have been kept in good condition. I know CPM to be reliable, professional and best yet, I get my payment on time."

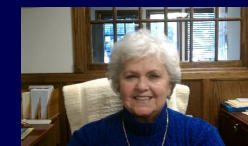
John Riffero, Jr
Santa Barbara

"I have a five bedroom three bath house that was trashed by the previous renters I had found on my own. When I say they trashed it, I mean they left garbage in every room as well as old junky furniture, dirty laundry everywhere, food all over the counters, broken cabinets, broken doors, and holes in the wall... you name it, and they did it. After going to court to get them out of my house I was a stress case to say the least. This is where Creative Management stepped in, not only did they turn my house into what it looked like when it was brand new, but also got me reliable renters. They did this all in under a month, yes you read correctly.... less than a month they turn my house around and my stress level dropped significantly. For this I wanted to give Stacey and Leigh a big THANK YOU from my heart."

T.B.
Sacramento, CA



Leigh Marchant
Owner/Broker



Located in the Historic Santa Maria Inn!
801 S. Broadway, Suite 17
Santa Maria, CA 93458
805.928.6688
805.928.5566 Fax
www.creativepropertymgt.com

Find us online at www.creativepropertymgt.com or call 805-928-6688 Today!



About CPM

Creative Property Management has been serving the Santa Maria and Orcutt area for 15 years. We provide full service property management to owners of Single Family Homes, Condominiums and Apartments. We specialize in providing our Property Management Services in the Santa Maria and Orcutt area with superior services to protect your investment.

Creative Property Management gives each property individualized attention during every phase of Property Management. In order to maximize the pool of available tenants, Creative Property Management advertises on multiple web sites like Rentals.com, Automated Housing Referral Network for Armed Forces Members (AHRN.com), and on other local publications. This gives us access to thousands of prospective tenants and property managers locally and world wide, which facilitates a tremendous relocation and referral network.

Creative Property Management
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Santa Maria, CA 93454



**REMEMBER...
IF IT LOOKS LIKE A
RENTAL,
WE'RE NOT MANAGING
IT!**

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