



PEABODY  
RESIDENTIAL

### **Is the management agreement a standard, widely used form?**

No. We use a contract that includes standard terms from our association locally and provide by the stat along with additional terms to ensure we can comprehensively service your property. It is an elective contract with a 60 day cancellation at any time and we maintain our Service Guarantee throughout the time we work with you.



### **Who holds the tenant's security deposit?**

If you are currently holding your current tenant's deposit, you should send it to us at the time we take over management of the property. Any new deposits that we receive are held in our deposit trust account.

### **How much security deposit do you charge the tenant?**

We stay within the norms allowed by the state or jurisdiction the property is located in. The maximum total deposit we can hold is equal to 2 months of rent. We normally hold the equivalent of 1 month of rent and may increase it depending on the tenant application and pets that will be associated with the lease.

### **When should I start this process?**

We like to start marketing your property as soon as 70 days before your estimated departure. This gives us time to make any adjustments to price. It also exposes your home to those tenants who are “planning” their move. An organized person usually makes for a great tenant.



#### **Marketing Results**

- **Less than 30 days to lease a property**
- **Less than a 1.13% late payment rate annually**
- **no evictions in the last 6 years**
- **100% performance of the lease terms by tenants**

### **How soon can Peabody Residential start managing my property?**

We can start the process immediately. Contact us so we can find out more about you and your property and see if we would be a good match for your wants and expectations. Please contact us if you have other questions or wish to discuss letting us handle your property.