



PEABODY
RESIDENTIAL

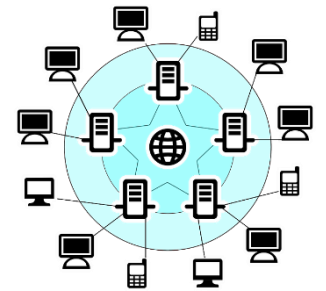
What do you do to get my property leased?

Renting homes is a merchandising rather than a selling effort. Many tenants find their homes by scrutinizing online information and pictures, the appearance of properties when they visit them and the ability to work with a reputable Management Company during their tenancy. We also acquire tenants through the Multiple Listing Service, Internet web searches, other Real Estate Rental Specialists, Military Housing Office, relocation networks, relocation companies, government organizations, diplomatic networks, and referrals from satisfied clients.



WORD OF MOUTH / REFERRALS - We regularly receive referrals from our current and past tenants, friends of our tenants, and from other Broker's agents.

INTERNET LISTINGS - We have developed a web page, which provides information on rental homes to families that are planning to relocate into the San Antonio area. Our properties are posted online at Libertymgt.net, Mysanantonio.com listings are updated regularly.



LEASING LOCATORS - We make all of our listings available to all the top internet websites, our Real Estate Rental Specialist Network, websites searched by active duty military, relocation networks and unique real offerings.



CORRECT PRICING - Even the best properties will not lease quickly if overpriced. We analyze the market to be certain your home is priced according to current market conditions. We will be aggressive on our pricing as well as conservative depending on the current market trends at that time. No matter how we price the property will update and correct pricing as needed to ensure limited to no vacancy.

THOROUGH PREPARATION - The most desirable properties, priced well, will not lease quickly if they are not in top condition. Properties must show well and have "curb appeal". We make sure your property is presented in a clean and attractive condition so that it will catch the attention of a good, qualified tenant.

WE SHOW YOUR PROPERTY THROUGH REALTORS®, - Our area has a strong REALTORS® participation in the rental market. We have created working relationships with over 120 REALTORS® who have identified themselves as Rental Specialists. This professional network helps us show and lease our properties ensuring our tenant have representation and a guide through the leasing process. It is unique to us and have proven through almost unmatched statistics for tenant performance.

