



# *REALTY EXECUTIVES IN THE VILLAGES*

*Home owners Guide to Long  
Term Property Management*

*Realty Executives In The Villages: Property Management: (352)757-7500 ex 127.*

*www.gorentvillages.com*



# *Long Term Rentals*

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- ❖ Realty Executives currently has over 50 long term rentals inside of The Villages and we are continuously growing.
- ❖ Furnished or Unfurnished?? 70% of our Long Term homes are Unfurnished Below are the types of renters we get and what they are looking for:
  - ❖ Business Professionals: Doctors, Nurses, and Specialist who would like a FURNISHED rental
  - ❖ People that want to buy in The Villages but want to experience it first UNFURNISHED/FURNISHED
  - ❖ People that have owned a house all their life and don't want the hassle of owning a house anymore - UNFURNISHED



# *Fee's For Home Owners*

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- ❖ 10% management fee
- ❖ Pre-Cleaning fee \$85
- ❖ One Month Procurement Fee: not applicable to renewals
- ❖ Lawn Maintenance
- ❖ Irrigation (South of 466 only)
- ❖ Pest Control
- ❖ Amenities fee



# *Fee's for Tenants*

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- ❖ \$100 Application fee

## **Upon Signing of The Lease**

- ❖ First month's rent
- ❖ A refundable security deposit equal to one month's rent, plus \$500
- ❖ \$50 Villages ID Card Fee (up to 2 people)
- ❖ Tenants will pay all Utilities
- ❖ Tenants will pay Post Cleaning

## **If There Is A Pet**

- ❖ Pet fee of \$200-\$350 (depending on number and size of pets, Nonrefundable)



# *Approximate Monthly Rent*

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- ❖ Patio Villa: \$1,200-\$1,400
- ❖ Courtyard Villa: \$1,200-\$1,500
- ❖ Ranch: \$1,300-\$1,800
- ❖ Designer: \$1,500-\$2,400



# *What Effects The Price Of Your Rental*

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## Location Of The Home

- ❖ Are you close to one of the Squares?
- ❖ Do you have a Golf Course or Water View?
- ❖ Are you close to a Recreation Center?
- ❖ Are you North or South of 466?

## Condition Of The House

- ❖ Does the house appear to be in good shape? (Exterior paint, roof, windows, etc...)
- ❖ Does the landscaping look well-maintained?

## Condition of Furniture

- ❖ Is it new furniture or does it look old or outdated?
- ❖ Does the home allow pets?



# *Why Realty Executives*

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- ✓ We Find And Screen Tenants
- ✓ We Know The Laws And Rules Involved In Property Management
- ✓ We Handle All Problems With The Property, So You Won't Be Getting 3am Phone Calls
- ✓ You Don't Need To File Sales And Tourist Taxes (Which Need To Be Filed Every Month Of The Year)
- ✓ We Don't Charge You To Use Your Home



# *Advertising*

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- Realty Executives Advertises On Over 91 Different Websites.
- We Have Access To Florida's MLS (Multiple Listing Service)
- We Place Ads In The Villages Newspaper Monthly, Featuring All Long-Term Rental Homes.





# *Items Needed*

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- ❖ We Collect 3 Keys From Homeowner (2 Left In Home For Tenant, 1 In The Office)
- ❖ 2 Garage Door Openers, 2 Gate Cards, 2 Mailbox Keys
- ❖ Homeowner MUST Turn In Their Villages ID Cards In Order For Tenants To Receive Theirs.