



OUR GUARANTEES

PERFORMANCE GUARANTEE

We will take no start-up fees or funds from you for our property management services until we have a renter moved in and rent is collected. Exactly, you do not pay us anything until we produce results for you. We do all the heavy lifting – build the property listing, market your home, showings, screen applications, draft the lease, and tenant move-in all before being paid a dime. We get paid when you get paid, that is our commitment and guarantee to you. You will know we are working hard to find a great renter because we stand behind our performance. The only exception is in cases of an owner's contribution to pay for vendors to get your home "rent ready" in advance.

PET GUARANTEE

We will pay for any damages, determined by us to be above and beyond normal wear and tear, exceeding the security deposit being held from a tenant, caused by an approved pet up to \$500.00 (excluding service animals).

12-MONTH TENANT GUARANTEE

Uniform Property Management guarantees that a tenant we recommend will remain for a minimum of 12-months. There are times, due to life circumstances, when a tenant may seek early termination from a lease due to unforeseen reasons. Under certain conditions, Uniform Property Management may recommend that early termination be granted. In such situations, Uniform Property Management would work cooperatively with the tenant to start showing the home again to find a new tenant at an equal or greater rent rate with no new leasing charge to the owner.

- Except for tenants receiving federal military orders for relocation.
- Included in our Premium Program
- N/A in our Standard Program
- Furnished seasonal, vacation, and short-term rental properties are not eligible

45-DAY RENTAL GUARANTEE

We want to put your mind at ease that we are doing everything to find you a great tenant! We guarantee that Uniform Property Management will find a qualified tenant for your home within 45-days, or the first month of management fees are FREE!

- Rental price must be set at UPMs recommended level based on market comps and property condition factors
- The home must be vacant (does not apply to furnished rentals)
- Must allow approved pets (Maximum of 2)
- The home must be “rent ready” for move-in
- Does not apply to properties listed during two traditionally slow market seasons (holidays: 11/1 – 12/31; summer: 7/1 – 8/31)
- Included in our Premium Program
- N/A in our Standard Program

Furnished seasonal, vacation and short-term rental properties are not eligible