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Thank you for your interest in ***Rentals @ The Real Estate District!***

At ***Rentals @ The Real Estate District***, we believe property management is more than just managing properties. It's about building relationships and fostering trust. We believe in transparent and respectful communication with our clients and residents alike. Our dedicated staff, with years of experience, are committed to delivering consistent and quality results, from resident selection to property inspections and maintenance, all without surprise fees or marked-up invoices.

Founded as Boswell Krieger Management & Realty in 1979, we have focused on residential property management of single-family homes, including condos, townhouses, semi-detached and detached houses; ***unfurnished*** properties only. We've developed an in-house algorithm to estimate market rental rates, allowing us to provide accurate and up-to-date information to our clients. Our detailed process for resident screening ensures that only the most reliable and trustworthy residents are selected for your property. We can help ensure the home is ready to rent (i.e., cleaning & repairs) and check the home while it is vacant (if needed for insurance). We manage the advertising, pre-screen prospective residents, show the property, complete detailed screening of all applications (including but not necessarily limited to reference checks, income/employment verification, social media checks, and credit checks), negotiate leases, complete move-in/ move-out inspections, periodic inspections, renewal negotiations, and take care of the regular & emergency maintenance at the home. Having been in business for over 45 years, we are proud of our relationships with owners, contractors, and residents.

For our landlord clients, we recommend speaking with your insurance company about their requirements and recommendations on moving to a "rented dwelling" or "landlord" policy. Landlords are also encouraged to speak to a tax professional for advice and information on the tax implications of renting. If you are looking for some independent tax advice, we'd suggest [Compass Tax](#) (ask for James or Tony) or [Pearson Cardel LLP](#) (ask for Cory Pearson).

Our Property Management Division (formerly Boswell Krieger Management & Realty Ltd.) has an A+ rating with the Better Business Bureau and have been members of the Calgary Residential Rental Association (CRRA) for many years. Our District Partner and head of the Property Management division, Eric Smith, is on the Board of Directors at the CRRA and has held executive roles including Board Secretary and Vice President. We take pride in our Google review rating of 4.8 stars and strive to maintain this level of excellence with every interaction.

## **What makes us different?**

- ***Flat Fee Pricing & No Mark-Ups***
  - Our monthly management fee includes being on-call 24/7 for resident issues, rent collection, maintenance & vendor management, without marking up invoices or additional fees for unscheduled visits to investigate maintenance issues. This allows the owner/landlord to budget and have a predictable rental amount deposited into their account.
  - Our annual Leasing Fee includes unlimited showings, detailed move-in & move-out inspections, and two semi-annual inspections with reports. This allows you to know the home is being cared for and maintenance issues are not being neglected or ignored.

- Own a portfolio of properties? Please speak to us about our portfolio management services.
- Own a multifamily property? We manage those too! Please speak to us about our multifamily rate schedule.
- **Communication**
  - We provide descriptions for any applicant who meets our standards and passes our background review so that you know who is renting your property.
  - Owner approval is requested for repairs over \$500 (some exceptions apply).
- **Respect for People**
  - By treating our residents fairly and with respect, they will treat your home with respect and care.
  - Everyone deserves to be heard and answered, and all phone calls and emails will be replied to and not ignored, which is far too common in our industry.
- **Services Offered**
  - We work hard to keep good residents, and our reduced renewal fees are competitive and reflect that renewing a resident is an advantage for the owner, the resident and our team.
  - If a property is vacant, our team can check on it for insurance requirements.
  - Insurance claim? We will attend the home to take photos and report to owners & insurance companies, and we can aid with supervision of the remediation & restoration.
  - We include professional photography for all our listings.

We recommend visiting our Property Management website at [www.theredrentals.ca](http://www.theredrentals.ca) to view some of the properties we represent. We also use [www.rentfaster.ca](http://www.rentfaster.ca) for our postings and research properties nearby for comparison pricing. We can prepare rental market assessment; however, it'd be best to see the property in person as part of our rental evaluation process.

Thank you for considering *Rentals @ The Real Estate District* as your property management partner. We look forward to the opportunity to discuss this with you further. Please let us know when you are available to speak, and we can provide more information about our services.

Sincerely,

*Rentals @ The Real Estate District*

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