

# ***A.G. SECURE PROPERTY MANAGEMENT INC***

***DIVISIONS IN TOTTENHAM, BARRIE AND HAMILTON***

## **Who we are?**

### ***A.G. Secure Property Management Inc.***

manages over 550 rental units, with offices in both Tottenham and Barrie, and a new Hamilton division launched November 1, 2014. We provide property management service to landlords for their tenants.

We are changing the way that Property Management is done in Ontario, by focusing on reducing real costs and stress that Landlords have to deal with, while at the same time increasing the income potential of our clients.

### **We are accountable to our landlords:**

- We never charge to re-rent a unit once we have placed a tenant. Our goal is to keep the unit occupied with good tenants, so you are generating income.
- We only get paid when our landlords get paid.
  - If a tenant has not paid their rent, then our job is not done. We only get paid when the rent is collected for our landlords.
  - When a unit is vacant, a landlord is not generating income, so we do not charge our management fee during this time.

### **Our aim is to keep costs in check.**

- Our management fee percentage drops when a landlord's portfolio increases in size and rent money collected.
- All maintenance work is done at cost with no upcharge on your bill.
- Our size gives us negotiating power with vendors and contractors.

**Landlords,**

***Are you looking to reduce the stress from managing your own rental***

***properties? Maybe you are looking for an opportunity to increase your property's cash flow?***

***Maybe you are just looking to determine if the property you are looking at would make a good rental.***

***Find out how we can help you take care of your "investment property issues" while helping you focus on growing your portfolio.***

**Office:  
Phone:**

**Tottenham  
(905) 936-4941**

**Barrie  
(705) 792-9764**

**Hamilton  
(905) 338-2414**

## Full Service Management

### *How can we help you?*

One of the main goals of any landlord is to have qualified tenants move into their property.

### *How we fill your vacancies:*

- Recommend an effective rent value to be charged for your unit
- Take photos of your unit for advertising
- Do an advertising write-up about the rental unit
- Provide all advertising for rentals
- Show your rental to prospective tenants
- Process applications to identify good tenants
- Verify applicants credit (Equifax)
- Complete all lease signings
- Confirm utility switch/set up
- Perform move-in inspection reports
- Receive first and last month's rent

### ***A.G. Secure Property Management Inc.*** ***Fee Structure:***

Leasing only

- 1 month's rent + HST

Full Property Management

- 10% of rent for less than \$2000.00 a month collected
- 9% of rent collected for over \$2000.00 in monthly rent
- 8% of rent collected for over \$10,000.00 a month in rent

\*\* For units with a vacancy in the first 3 months of the start of the contract there is a 50% of one month's rent rental fee.

## Management Services Included at No Extra Cost to our Landlords:

- Collection of rent from tenants
- 24/7 response to maintenance and property issues
- Arranging for maintenance and repairs at the property
- Payment of contractor and maintenance bills
- Routine inspection of the property
- Mandatory Fire alarm and CO detector record keeping and maintenance
- Completion of L.L.T.B forms as required
- Arranging of lawn maintenance and snow removal contracts
- Issuing tax receipts for tenants
- Assisting in maximizing cash flow possibilities

Plus many more services are included in our fee structure. Our goal is to make your investment successful, so you continue to invest.

Website: [www.agsecure.ca](http://www.agsecure.ca)

Blog: <http://agsecure.wordpress.com/>

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