

## **LEADERS IN PROPERTY MANAGEMENT**

H&H Properties is a powerful business catering to the active professional. Because you lack the time required to tend to the day - to - day activities associated with an income producing property, our services are invaluable. We are true leaders in the property management arena, and have developed a reputation for quality and efficiency. Let us show you how to increase your profits and reduce your worries.

### **IMPROVED TENANTS**

We conduct accurate and thorough background checks on prospective tenants including bank and personal references, prior rent and credit histories, and employment verifications.

### **WORRY FREE REPAIRS**

When things go wrong there's no need to call you out of the board meeting, or wake your family at three o'clock in the morning. Our firm uses the best available repair and maintenance people in the industry to correct the little problems in life without having to interrupt you (except in the case of major repairs, at which time you will be consulted prior to any costly outlays). Our quick and efficient results have proven to satisfy both owners and tenants. You will receive copies of all billings during the month that they occur.

## **BUILDING VACANCIES**

One of the most aggravating, and time consuming, jobs you have is showing vacant rental properties to prospective tenants. It seems somebody always wants to see these units at the most inconvenient time for you! With H & H PROPERTIES L.L.C.. You won't be inconvenienced with that chore again, and our vacancy rates have been less than 4% over the last ten years, so we don't have to make excuses. We make sure the old tenants are out in time for the new, and handle all contracts and negotiations for you.

### **RECORD KEEPING**

What more can we say? Your records are updated each time there is activity with your property, and correct copies are sent to you each month. We collect rents, may pay bills and mortgages, deduct our fees, and send you your proceeds. Can you think of a better way to lessen your inconvenience? Neither can we!

### **EXTRAS**

Sometimes problems find their way through the cracks. Even the best methods don't always produce the best results. In those cases where we need to take steps to remove a bad tenant or collect overdue rents, H&H PROPERTIES L.L.C. takes action on your behalf. All court filings and appearances are handled by our firm with an unusually high success rate. Again, less worry for you.

## **FEES**

Sure there's a catch for all of this, but it's a small one! We charge as follows:  
8% for one four plex.  
7% for 2 or more four plexes  
6% for 15 or more units  
9% for one duplex  
8% for 2 or more duplexes  
10% for a single home  
9% for two or more homes  
We also charge 1% of the total rents collected each month to deposit your proceeds into your bank account or 1 % to pay your mortgage, if combined we would only charge an extra 1 % for these services.  
Our fees are very competitive.  
Fortunately, you'll find that other's services don't compare with ours.

### **DON'T WAIT**

The longer you wait, the longer you will have to tolerate the old way of doing business. Call today for an appointment, and start thinking about how you will be spending your extra free time.  
As always we will furnish you with some of the current referrals of satisfied owners and investors, all you have to do is ask us for them.

## **H & H PROPERTIES L.L.C.**



***When it's time for a break  
From the ordinary***

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