



BELL TAVERN PROPERTY SERVICES



Treating Yours Like Ours

Investor's Preferred Property Management

- **Benefits**
 - Pay absolutely **\$0 in Realtor fees** for placing tenants in your property
 - **Save up to \$2000 per tenant!**
 - Average tenancy in Chester County is **18 months**
 - Avoid costly time in collecting rents, managing contractors, and untimely late night phone calls
- **Required**
 - Sign up with BTPS and complete the Property Management Agreement
(If using a Realtor, program begins with first Listing and Realtor fees are paid by BTPS.)
 - Sign the BTPS Investor's Preferred Agreement for a 2, 4, or 6 years for as low as an additional 4% above Standard Pricing.
 - Utilize BTPS service agents for maintenance
 - Provide a Listing Deposit to be returned to you after the third month of service for Listing Services rendered as part of the *Money Back Guarantee*
 - Standard Pricing – 10% up to \$1699, 9% for \$1700-\$1999, 8% for \$2000 or greater in monthly rent.

Property Management Services and Support

- **Sales Support Services**
 - Marketing – research and identify your value
 - Advertising – online and onsite presentation
 - Qualifying – tenant application credit and employment
 - Sales – negotiating a price and a lease agreement
- **Operations Support Services**
 - Preparation – pre-prepare and improve unit for occupancy
 - Maintenance – repairing damages and annual service
 - Improvements – upgrading for increased revenue
 - Care Accountability – ensuring property is cared for
 - Responsiveness – 24/7 support for customer calls
- **Administrative Support Services**
 - Utility Transfer – help tenants and landlords w/ utilities
 - Rental Collection – manage and ensure monthly rents
 - Tax Guidance – support and recommendations for tax filings and benefits
 - Financial Reporting – cash flow statement for landlord
 - Investment Analysis – optimizing investment for maximum returns

Call (484) 798-0251 or email
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Or visit belltavern.biz

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