

Tenant Placement

We provide full service tenant placement and leasing services in Baltimore, Washington D.C and surrounding areas. In addition to our full service property management service, SMCF, LLC also offer tenant procurement/placement services. This service is often used when the owner wants to personally handle the day to day management of the home, but seeks assistance locating, qualifying, screening and contracting the ideal tenant. Our goal is to save you time and money by delivering you a quality tenant for your property.

Benefits

- No lease renewal fee for tenants we place in your property
- No long term contract
- Free use of our lease documents (if desired)
- Experienced staff to answer incoming calls
- Access to our recommended list of reasonably priced contractors for repairs or maintenance projects

Marketing

- Upon initial walk-through of your property, provide professional advice on getting top rental dollar quickly
- Shoot indoor/outdoor pictures of your property
- Verify square footage and compile detailed marketing information
- List your property on numerous rental housing web sites
- List your property on our own rental website
- Advertise your property in local newspaper(s)
- Placement of "For Rent" yard sign at property (if allowed)

Property Showing

- Coordinate and schedule showings with your existing tenants (if applicable)
- Notify you of the showing activity we generate
- Lockbox provided on door of property
- Feedback will be provided to owner on all property showings
- On-going follow up with prospective tenants until they make a rental decision

Screening / Leasing

- Complete Credit, Criminal & Background checks and Employment Verification
- Preparation of tenant Lease and/or Lease Option contracts on owner's behalf
- Convey (owner supplied) Home Owner Association Disclosure and Rules and Regulations to tenant for approval (if applicable)
- Convey (owner supplied) Lead-Based Paint Addendum for properties built prior to 1978

Tenant Placement Fee

- One-time fee equal to 100% of the monthly rental rate once tenant signs lease
- No additional fee is due should tenant renew lease for additional lease term