



Providing Professional Property Management Services Since 1991

## SERVICE YOU DESERVE. PEOPLE YOU TRUST.

### WHO WE ARE

S.I.G. Property Management was founded in 1991 with one goal: to improve our communities by providing world-class property management services. Our innovative business model integrates the customer service and management disciplines of the institutional property management industry at a local level. This unique approach and our commitment to hiring the very best professionals have resulted in strong business growth and our long-lasting tenure in the area, making us one of the most respected and trusted local property management companies.

### OUR MISSION

As a team of real estate professionals, we serve our community by partnering with property owners to provide superior housing services to residents. We are committed to delivering the ultimate property management experience through our pleasant, professional, and honest service. We will continue to be the best in our field through ongoing training, education, and diligence.



### WHY SIG?

#### WE FOCUS ON CUSTOMER SERVICE.

Working with a property manager should solve problems, not create them. At S.I.G. Property Management, our team is friendly, accessible, and always eager to help you resolve your rental challenges.

#### WE FIND THE BEST TENANTS.

You deserve quality tenants who will treat your home like their own. S.I.G.'s tenant screening process and residential leases are made with the protection of your investment in mind.

#### WE OPERATE WITH POWERFUL TECH.

Owners can easily interact with our team or review financial statements at the click of a mouse through online portals. We also process maintenance requests online, cutting down response times to tenants.

#### YOU CAN TRUST OUR LOCAL EXPERIENCE.

We've already helped hundreds of property owners in Glendale, Tujunga, Burbank, Pasadena, North Los Angeles, and many more areas. You deserve results - isn't it time you joined that club?

Local Expertise

## PROFESSIONAL RESULTS

### MANAGEMENT

#### RENT COLLECTION

We tighten the rent collection process by providing a convenient online portal for tenant payments. We follow up with late tenants and ensure that your earnings are sent to you regularly and with an accurate accounting.

#### PROPERTY MAINTENANCE

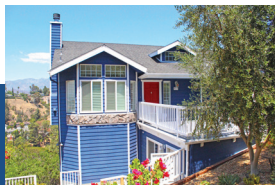
We process maintenance requests and coordinate with only vetted, qualified, and insured vendors to get the work done right. Tenants can place requests for maintenance online, ensuring issues are reported and addressed without delay. We schedule regular property visits to ensure that tenants are keeping your property in good shape and are adhering to your lease terms.

#### UNIT TURNOVER

Never struggle with the question of "how do I get my property in rent-ready condition." Our team will work with you to coordinate all the components necessary to get your unit ready for the next tenant, including all move-in and move-out inspections.

#### DEDICATED MANAGEMENT

Your property will be assigned to an experienced, full-time Property Supervisor and will be cared for by our entire staff of industry professionals. Communication with you, our tenants, and our vendors is our top priority.



### LEASING

#### MARKETING

Our team evaluates the rental market to ensure you have the best return on your investment. We'll market your property on a host of platforms, maximizing your property's exposure. Then, your dedicated leasing pro will coordinate all property showings.

#### SCREENING

Each applicant is put through a stringent screening process, which evaluates credit, income, criminal, and rental history to ensure that your property will be filled with reliable, responsible tenants who take care of the property and follow the terms of the rental agreement.

### 24/7 OWNER ACCESS

#### ONLINE OWNER PORTAL

Get reporting, financial statements, and important information whenever you need them with 24/7 access to your Owner Portal. Need something more? Our staff is easily accessible and always ready to answer your call. No matter where you are located, we keep you informed.



818-249-RENT (7368)

[WWW.SIGRENTALS.COM](http://WWW.SIGRENTALS.COM)

2937 Honolulu Ave., La Crescenta, CA 91214

Dre License #01275836

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## LEASING SERVICES

### THE RIGHT TENANTS AT THE RIGHT RATE

SIG's local market knowledge and tenant management processes make us the ideal team for finding the right tenants for your property. Our leasing services include aggressive marketing, vacancy showings, thorough applicant screening, and lease execution.

#### MARKETING

- We determine competitive pricing based on current local market research
- A full set of high quality vacancy photos
- Aggressive advertising on over 30 websites
- Install professional signage on the property
- Hold "Open Houses" and coordinate showings
- Employ Self-Showing Lockboxes to maximize showings during off-hours
- Listing the property on the MLS (if applicable)

#### SCREENING

- Run credit, criminal, and eviction checks on every applicant 18 and older
- Screen and verify all personal info
- Verify amount and source of household income
- Verify previous residential history directly from previous landlords
- Approve only the most qualified applicants for your property



#### PET SCREENING

Should your property accept pets, we have partnered with PetScreening.com to ensure that each pet is vetted. Pet owners:

- Verify the breeds and number of pets
- Submit vaccination records, training history, chip information, and behavioral traits
- A "Pet Selfie" - a picture of the owner with their pet
- An affidavit stating the animal has never bit/harmed anyone

For all pet properties, we collect an additional security deposit and require applicants to secure a Renter's Insurance policy

#### LEASING

- Set/confirm lease terms with owner and residents
- Lease signing and collection of move-in funds
- Coordinate keys with new residents
- Take move-in photos and complete a move-in inspection report
- Confirm utility transfers



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## OWNERS LOVE US.

YOU WILL TOO.



4.4 ★★★★★ 66 Google reviews

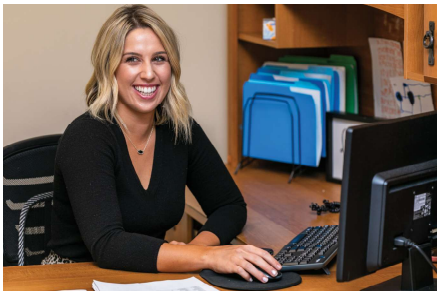
### 5-STAR REVIEW:

"All of the hassles of landlording have been removed with an easy monthly fee, online owner portal, and quick response teamwork. I wish I had employed them sooner!"



### 5-STAR REVIEW:

"They have managed a residential property for me for a number of years. They are extremely professional and the day-to-day business runs like clockwork, with a complete accounting provided in an online portal, and money exchanged on exactly the same day every month. Yet they also take a personal interest (even in my small-potatoes business) and are genuinely interested and involved and ready to go the extra mile or inch."



## facebook 4.7

### 5-STAR REVIEW:

"They've done such great work for us at running our properties. We had a big inspection from the city recently and came out of it with a great report. They always do great work for not only the owners but tenants also. Thank for everything!"

## Thumbtack

★★★★★ 13 reviews

### 5-STAR REVIEW:

"They always respond quickly if anything is needed. Pleasant staff who cares about their tenants' needs."

