

ADVERTISING

MLS: Multiple Listing Service is by far the most effective advertising tool in Las Vegas. This service is available to all licensed Nevada Realtors who are working to assist prospective renters in locating a home to lease. Our homes are advertised as soon as they become available and the information along with current photographs and showing information is listed.

Signs: Yard signs are the least expensive form of advertising, yet very effective. We post our signs on all vacant properties in Las Vegas. Signs display company name, phone numbers and website information.

Web site: Realty Club Las Vegas (RCLV) advertises on ClarkCountyRentals.com which pops up in the top 10 Google searches for "Las Vegas Home Rentals". We also advertise with the world-wide Military website. We continue to research the top advertising tools and feel we reach every aspect of the rental market for the Las Vegas areas.

Referrals: Referrals are a great source of new clients and tenants! At RCLV, we strive to develop strong relationships with the leasing agents who show your Las Vegas investment homes. From showing clean and "rent ready" homes to paying top dollar leasing fees, we strive to maintain a strong bond with our agents to encourage and promote our willingness to rise above the industry standard in quality service.

TENANT SCREENING: Screening prospective tenants is more important and more complicated than ever before, especially in a fast moving city like Las Vegas.

Income: All income is verified with employer supervisor, W-2, Income Tax Returns, or pay stubs.

Landlord Reference: RCLV verifies rental history with the current and previous Landlord(s).

Credit Reports: The credit history is checked for all applicants over the age of 18 and include eviction history, civil complaints, judgements, and criminal background checks.

LEASE: As part of our services, we provide Las Vegas investors with leases and agreements designed to protect you, your investment, and your income.

Rental Agreement: Our Rental Agreement is very detailed and spells out the tenant's responsibilities in detail. We use the standard approved Greater Las Vegas Association of Realtors lease agreement. To that lease we have added additional addendums which to provide added protection to our Las Vegas property owners. Click [here](#) to review our rental agreement and lease addendums. Unless otherwise directed, most of our leases are negotiated for a minimum of one year terms. Due to the timing of vacancies, there are certain times when the lease term may need to be otherwise negotiated.

Staff: We have a full time leasing staff to answer prospective tenant questions and personally meet them at your Las Vegas investment property. Each of our employees holds a current Nevada real estate license. In the state of Nevada, you must hold a Property Management permit in addition to a real estate license to conduct property management. We have rental agents available 7 days a week to show your available Las Vegas properties.

Renewals: We make every effort to renew leases prior to the termination date. Nevada statutes require that we provide 45 days' notice of rent increase or changes in terms of a tenant's lease. For that reason, leases should be reviewed a minimum of 60 days prior to the expiration date. At that time we will send a renewal letter and request a routine property inspection. The lease may be renewed with or without a rent increase dependent upon market conditions. We will run current market analyses and make recommendations to our Las Vegas home owners prior to renewals. Unless we have been advised to the contrary, we will always assume that a Las Vegas property owner intends to renew the lease contract.

Maintenance: Realty Club Las Vegas does not employ any handyman or repair person. All maintenance and repair work is performed by companies who are licensed, bonded and insured. Monthly statements will include invoices for any work that has been ordered. While we make every attempt to keep our owners apprised of repairs, emergency repairs which include but are not limited to heating, air conditioning, hot water, etc., will be handled in accordance with Nevada Tenant-Landlord Law. Manufactures' warranties, home warranties, and extended service contract information must be provided to our office at the time management services are contracted to ensure proper handling of service calls. Additional fees may be assessed for maintenance or rehabilitation work which exceeds the normal management services or which exceed normal tenant move-out repairs.

Accounting: Rents are payable and due by the 3rd of each month. Late/legal notices are served between the 5th and 7th. Rents are processed, statements run, and are generally mailed to clients by the 8th-10th of each month. All statements will include invoices for any expenditures. Year end statements are mailed for tax purposes.

Our software company is currently working to create a module for enhanced accounting services that they hope will be ready to launch by the end of 2007. With this upgrade we expect to offer the option to electronically transfer your funds directly to your bank. The paperless accounting process will also afford us the option of sending your monthly statements via email complete with scans of any invoices or supporting documents. We will provide more information as this becomes available.