



“When your home is your castle”

- Competitive Management and Repair Fees. We don't get paid unless you do.
- Applicant screening (criminal, credit, employment and eviction). We will also handle evictions and collections on your behalf, if necessary.
- Quarterly or yearly in home inspections.
- Network of insured and honest contractors.

“ Let us manage your other castle”

ABOUT JERRY PITCOCK

- > EXPERIENCED PROPERTY INSPECTOR
- > EXPERIENCED HVAC
- > EXPERIENCED HOME OWNER'S ASSOCIATION BOARD PRESIDENT
- > FAMILY MAN. MARRIED, TWO GROWN & SUCCESSFUL CHILDREN
- > HONEST, DEPENDABLE, ASSERTIVE.
- > WILL ALWAYS TREAT YOU WITH RESPECT



For Our Owners

We take pride in providing our owners with dependable and friendly service.

- Responsible tenant placement
- Consistent property inspections
- Reliable contractors
- 24/7 Emergency Repair availability

Accurate bookkeeping and monthly reports to owners.

Personal and polite customer service

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SAND CASTLE

PROPERTY
MANAGEMENT

OWNER: JERRY PITCOCK





A LASTING IMPRESSION

Many of our tenants are long term. Several stay in the property for years. More often than not, when an owner sells or terminates management, the tenant will stay with SCPM, transferring to a different property within our network.

Our owners are loyal. Usually, when an owner sells a property, they recommend the buyer stay on with us for property management. We have several properties that have transferred to multiple owners and have never left SCPM. For this, we are truly appreciative.

"We have a new baby and our family has grown!! It would be amazing if we could find a way to transfer to a new place easily. We love your rental company and would love to stay as tenants long term until we can buy."



OUR SERVICES

APPLICANT SCREENING – We will do our due diligence to assure that only the most qualified tenants are placed in your property. Our application process includes employment screening, credit screening, budget planning, proof of income, criminal background search, eviction search, and a comprehensive Lease Agreement. This not only protects our owners, but is a life building service for our tenants as well.

HOME INSPECTIONS- SCPM will do yearly inspections (for tenants who are renewing their lease), and move out inspections (each time a property is vacated). We also do frequent drive by inspections to confirm tenants are taking care of the property. SCPM closely monitors utility balances to ensure there is never a lien on your property.

VACANCY ADVERTISEMENT- Complete with photos syndicated to over a dozen popular websites. (Trulia, Zillow, Rentals, Apartments, Vast, Padlist, Tenants, Craigslist, and many more)

"I just want you to know how much I appreciate how timely our deposits have been. I know there have been changes within the office, so thank you for your professionalism."

REPAIRS AND MAINTENANCE- SCPM prides itself on quick and dependable repairs. We work with only the most honest and responsible contractors. SCPM will treat your property as our own, and will see to it that it remains in good health (by appearance and structurally). We arrange repairs and maintenance from Rent Ready cleaning, to weekly lawn care, from total renovation, to Roof Replacement. Major Repairs will always be approved by the owner first. Most repairs can be paid from monthly owner's share.

MONTHLY REPORTING- SCPM will go to every length to collect deposits, rents, fees, utility, and repair balances on your behalf. Each month, you the owner, will receive a report along with your owner's share funds (check or direct deposit). This report will lay out for you what was paid by your tenant and any expenses your property had for the month. You will receive an END OF YEAR report, each year, along with your 1099 fully completed and ready for your tax accountant.

EVICCTIONS/ JUDGEMENTS- If the situation arises that a tenant is not abiding by the Lease agreement by nonpayment or destruction of property, SCPM will file for eviction, make the court appearances, file for damages, and attempt to collect all balances on your behalf.