



PROPERTY MANAGEMENT

- *Marketing**
- *Screening**
- *Rent Collection**
- *Repairs**



RENT WERX SAN ANTONIO
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SAN ANTONIO, TX 78260
PHONE: 210-497-8686
WEB: RENTWERXSA.COM
EMAIL: WEB@RENTWERXSA.COM



Why Should I Hire a Property Manager?

- 1) **Marketing** — By using Rent Werx, you get the most exposure to potential tenants through the San Antonio MLS and literally thousands of websites.
- 2) **Screening** — By using Rent Werx, you get the most qualified and best suited tenants possible to rent your home. Our screening process is the most advanced in this market.
- 3) **Repairs** — By using Rent Werx, you get to tap into industry leading technology that will assist in keeping you informed about all matters going on with your home.
- 4) **Rent Accountability** — By using Rent Werx, we take the burden of rent collection off your shoulders — then forward rent directly to your bank account!
- 5) **Tax Accountability** - By using Larsen Properties, we provide you with a year end compiled statement of your account, and an IRS required 1099 that will provide you all tax information needed.



What should I be looking for when hiring a San Antonio Property Manager?

[CLICK HERE FOR FULL ARTICLE](#)

- 1) Are they Members of NARPM?
- 2) How are their online reviews?
- 3) Can they offer any guarantees?
- 4) Do they have a full disclosure website?
- 5) Do they use a custom lease agreement?
- 6) Do they offer owner protection programs?
- 7) Do they offer a single point of contact?
- 8) Are their financial incentives aligned with us?
- 9) Can they sell your home when you are ready?



[Click Here to Watch Our Video!](#)

- Managing Single Family Homes since 2004
- Currently managing 750 +/- Single Family Homes
- Average rental home is worth \$1,600 +/- per month
- Average days on market less than 30 days
- In House Maintenance Team
- Accredited Member of [Angie's List](#)
- Member of NARPM – www.NARPM.org
- Ranked #6 by San Antonio Business Journal for Single Family Home Property Management Companies.

[What Is Property Management? What do you do? – Click Here to Watch Video](#)



Single Point of Contact – Portfolio Management

By design – Our Portfolio Managers will benefit the Owner in these ways:

- 1) Single Owner Point of Contact
- 2) Aligned Financial Interests
- 3) Tenant Renewal Focused
- 4) Consistent On Site Home Visits
- 5) Familiar with Home and Tenant Concerns
- 6) Available for Questions – Direct Line of Communication

Single Owner Point of Contact – One of the biggest reasons we are putting this into place is so owners have ONE person in our office to communicate with for all matters going on with their home. The benefit is obvious – better communication back and forth to owners.

The Portfolio Manager's interests are aligned with the Owner's – The compensation package to the portfolio manager is driven by the collection of rental income. If the tenant does not pay rent, the portfolio manager does not earn their share of the income for your home. Their financial interests are aligned with yours in rent collection and getting good tenants.

Tenant Renewal Focused – The Portfolio Manager is striving to get your tenant to renew a lease agreement which saves the owner lost income from a vacating tenant and roll over expenses. The manager gets compensated for renewals – and NOT vacating tenants. They want the same thing you do – a long term happy tenant.



Single Point of Contact – Portfolio Management

Consistent On Site Home Visits – The Portfolio Manager will be one of the first people from our office to visit your home and assess the condition. They will also conduct several inspections prior to a new tenant occupying the home. When that tenant requests a renewal, or when that tenant vacates – they will walk thru the home again assessing the condition. This consistent set of eyes on the home leads to familiarity with all the distinct little things that each home has which leads to the owner and manager being better able to communicate about that home.

Familiar with Home and Tenant Concerns – The Portfolio Manager will undoubtedly get very familiar with each tenant that lives in the homes they manage. This will help provide the owner with timely and accurate feedback about rental payments, tenants concerns, and leasing issues that may arise.

Available for Questions with a Direct Line of Communication – Each Portfolio Manager has their own company I-phone. With that direct line, they can effectively communicate with the owners from any location during regular business hours....such as doing a walk thru of your home while they have you on the phone! In addition, we take all of our pictures and video with the I-phone allowing consistent walk thru inspection reports. Having a direct line of communication means you will be able to reach your Portfolio Manager faster and easier.



POINTS OF DIFFERENCE

- 1) Flat rate fee structure – easy to understand
- 2) State of the art video marketing and video walk-thrus
- 3) Electronic payments with email statements
- 4) In house maintenance services and 24/7 capabilities
- 5) We are members of www.NARPM.org
- 6) We Rent Homes In San Antonio Faster Than Anyone!
- 7) Professional Photography & Video Marketing Available
- 8) We offer Guarantees for our Service
- 9) Standardized 2% Annual Rental Increases



Marketing Your Home

- San Antonio MLS
- www.rentwerxsa.com
- Yard Signs - Click Here for Video
- Click Here for Video Tour!

Click Here to see VIDEO MARKETING

***Reduces Wasted Showings *Rents Faster**

**We rent over 300 homes every year faster
than anyone else!**

**Professional Photography & Video
Marketing Now Available! ****

For Rent



210.775.5577

RentWerxSA.com

****Standard with
Platinum Plan**

****Optional Add On
Feature for \$250**



Marketing Your Home

**Professional Photography & Video
Marketing Now Available!**



Photographer:

John Dosser

www.jbirdcinema.com



***Standard with Platinum Plan**

***Optional Add On Feature for \$250**



Marketing Your Home



**We will rent your home in 21 days
or less, or you get two months of
management fees for FREE**

*****We Set the Correct Market Price*****

*****The Home Must Be Vacant*****

***** Must Allow for up to 2 animals < 50lbs*****



Marketing Your Home



**We Guarantee your Tenant will stay
in the home for 12 months**

**If Tenant vacates prior to 12 months – no
additional leasing fees will be charged
Excludes Military**



EVICTIION ASSURANCE



**We Guarantee to cover the
cost of an Eviction for an
optional \$6.00 per month**



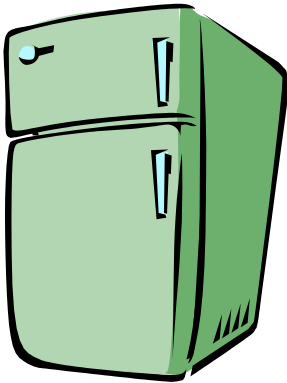
ANIMALS



**Our Animal Guarantee will
cover up to \$1,000 Damage at
no cost and up to \$10,000
Damage for \$9.00 Per Month**



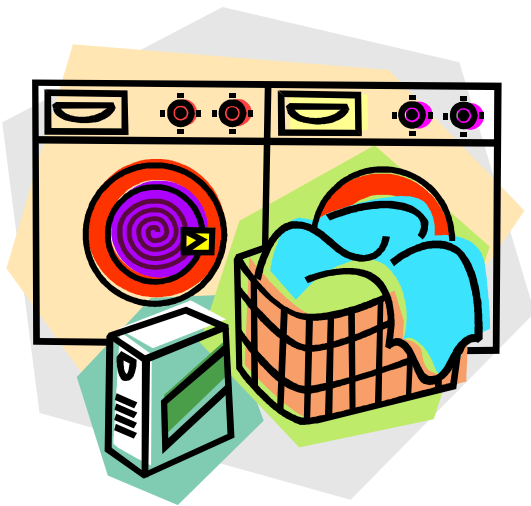
APPLIANCES



REFRIGERATORS

- *Good Idea – Adds Value to Rental
- *Non-Warrantable Item in Home
- *San Antonio Market – “Extra”, “Perk”, “Bonus”
- *Potential Tax Deduction

[Click Here to Watch a Video On Appliances](#)



WASHER – DRYER

- *Good Idea – Adds Value to Rental
- *Non-Warrantable Item in Home
- *San Antonio Market – “Extra”
- *Potential Tax Deduction
- *Tenants Often Do Not Need and Remove or Put in Garage

Include these items as Non-Real Property in Agreement and Lease!



Tenant Screening

[Click Here to Watch Video on Tenant Screening](#)

- Review of Complete On-Line Application
- Employment and Income Verification
- National Criminal History and Sex Offender Check
- Credit Check – Trans Union
- Rental History Verification – Past TWO Landlords
- Social Media – Facebook, Twitter, LinkedIn, Instagram, and Google Search





Repairs & Maintenance

- **Zero Surprise Policy** – We want owners to know and understand what is going on with all repairs, and any costs involved in completing in fixing those issues.
- **OWNERS NOTIFIED VIA EMAIL AND PHONE!**
- **Owners Approve Repairs Larger Than \$250.**
Unless Immediate Response Is Required (water leak, HVAC, electrical)
- 24/7 Call Center for Maintenance
- Diagnose and Assess Problems
- Determine if Immediate Action Is Needed
- Dispatch First Responder Vendors (water leak)
- Free to All Owners



Yard Service



*Tenant Usually Responsible for Own Lawn Service

*Owner Option to Include Yard Service – Compensate in Rental Amount

Pool Service



*Owner Responsibility – Contract with Pool Cleaner

*Include cost into asking price of rental home

*Maintain a professional pool service throughout lease



Home Owners Association

TENANTS – [Click Here to Watch HOA Tenant Video](#)

*Normally responsible for their own Yard Service

*Common Violations: Yard, Trash Cans, Basketball Goals, and Boats / Trailers parked in driveway.

*Tenants Responsible for Knowing HOA Rules and Regulations – Any Imposed Fines will be Responsibility of the Tenant.

OWNERS – [Click Here to Watch HOA Owner Video](#)

*Common Violations: Yard, Trash Cans, Basketball Goals, and Boats / Trailers parked in driveway.

Put Rent Werx SA as additional Point of Contact for your HOA. Any violations being sent via letter will reach both owner and Larsen Properties.



RENTAL PAYMENTS



***Tenant ACH must clear
Rent Werx account.
---7th to 9th of month---***

Tenant's Account



**Owner draw via ACH will "Settle"
between the 10th – 12th of the month.
Owner has immediate access to funds.**

Owner's Account



Tenant Payments

- *ACH
- *Automated ACH
- *Credit Card
- *Mail
- *In Person

ACH to Owner

*Owner is sent owner draw initiated around the 7th to the 9th of the month. Owner should receive payment 2-3 business days later arriving around the 10th to the 12th of the month.

PROPERTY MANAGEMENT SOFTWARE

www.APPFOLIO.com



Rental Payments

ZERO TOLERANCE POLICY

Failing to pay rent is not a money problem,
it's a *priority* problem!

1st of the Month = Rent is Due

3rd of the Month = End of Grace Period

4th of the Month = Rent is LATE, Fees Applied

5th of the Month = Notice Posted – Front Door

7th of the Month = Eviction Ready to File

This is a regimented and routine process.

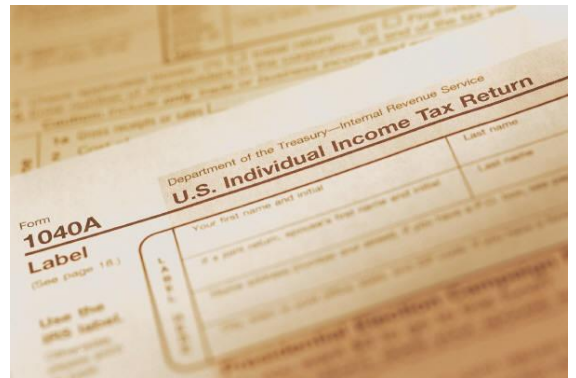
Rent Collection IS what we do!



YOUR HOME IS A BUSINESS!

TAX ADVANTAGES AND DEDUCTIONS

- Depreciation!
- Repairs and Improvements
- Expenses to Visit the Home
- Mortgage Interest
- Property Taxes
- Home Owners Association Fees
- Property Management Fees



TAX PREPARATION

- Owners Receive Monthly Email Statements
- Owners Receive Year End Email Statements
- Owners Receive 1099 for Filing Taxes with IRS
- Annual Technology Fee - \$40.00 Per Home



Property Management Fees

--SILVER PLAN--

[Click HERE To Sign Our Online Agreement](#)

NO MONTHLY PERCENTAGE!

**One Months Rent Equivalent for 12
Months of Management**

Example: \$1400 lease = \$1400 in management fees

**Leasing Fee of 50% of
First Month's Rent**



Property Management Fees

--GOLD PLAN--

[Click HERE To Sign Our Online Agreement](#)

Flat Monthly Fee of \$195.00

No Charge for Leasing Commission

No Charge for Eviction Guarantee

No Charge for Annual Inspection Report

GOLD PLAN FEATURES

- **No Leasing Fee to Owner**
- **Eviction Guarantee Included for FREE**
- **No Charge for Annual Home Inspection**



Property Management Fees

--PLATINUM PLAN--

[Click HERE to Sign Our Online Agreement](#)

Flat Monthly Fee of \$250.00

INCLUDED AT NO ADDED CHARGE:

**NO Leasing Fee
21 Day Rental Guarantee
Animal Guarantee
Professional Photography
Eviction Guarantee
Rent Protection
Damage Assurance
Annual Inspection Report
Repairs & Maintenance
Technology Fee**



PROPERTY MANAGEMENT PLANS

Management Program:	SILVER PLAN	GOLD PLAN	PLATINUM PLAN	COMPETITION
Features:	Cost:			
	One Month's Rent	\$195 Per Month	\$250 Per Month	50% Leasing Fee & 10% Per Month
Leasing Commission-New Tenants	Half Month's Rent	INCLUDED!	INCLUDED!	50% of One Month's Rent Charge
Renewal Commission	\$275 One Time	\$275 One Time	\$275 One Time	\$350 or more
Initial One Time Set Up Fee	\$100 Set Up Fee	\$100 Set Up Fee	\$100 Set Up Fee	Not Available
Single Owner Point of Contact	Included	Included	Included	Not Available
Marketing Pictures and Video	Included	Included	Included	50% One Month's Rent or More
Video Marketing - New Tenants	Included	Included	Included	Not Available
Tenant Application & Screening	Included	Included	Included	Included - Paper Applications
Online Rent Collection	Included	Included	Included	Included - Tenant Drop Off
Monthly Email Statement	Included	Included	Included	Included - If Available
Year End Statement	Included	Included	Included	Included - If Available
ACH Owner Payments	Included	Included	Included	\$1 to \$5 Convenience Fees
Guaranteed Code Compliance	Included	Included	Included	Not Available
Annual Pet Inspection	Included	Included	Included	Not Available
Annual Business Health Report	Included	Included	Included	Not Available
End of Lease Inspection	\$85 per inspection	Included	Included	Inspections Paper Only
Lease Renewal Inspection	\$85 per inspection	Included	Included	Inspections Paper Only - Optional
Utility Management	\$50 per occurrence	Included	Included	\$25 per occurrence
Home Improvement Projects	10% of Repair Cost	Included	Included	10% of Repair Cost - If At All
Routine Repairs - Home Warranty	\$40 per occurrence	Included	Included	Home Warranties Not Allowed
Oversee Insurance Claim	\$100 per occurrence	Included	Included	10% of Repair Cost
Eviction Assurance (optional)	\$6 per month	Included	Included	Not Available
Repair Oversight Costs	10% of Repair Cost	10% of Repair Cost	Included	10% of Repair Cost
Add PROS Inspection (optional)	\$85 per inspection	\$85 per inspection	Included	In House Options ONLY
Damage Assurance (optional)	\$5 per month	\$5 per month	Included	Not Available
Rental Protection (optional)	\$9 per month	\$9 per month	Included	Not Available
Animal Protection (optional)	\$9 per month	\$9 per month	Included	Not Available
Annual Technology Fee	\$40 a year	\$40 a year	Included	Not Available
Professional Photos & Video	\$250	\$250	Included	Not Available

KEY DIFFERENCES BETWEEN PLANS:

***Silver Plan – One Month's Rent** - designed to offer flat fee pricing with a-la-carte extras. This plan has been our hallmark plan for over 12 years!

***Gold Plan - \$195 Per Month** - designed to offer a flat monthly charge with no surprises controlling the up front expenses. **No Leasing Fee!**

***Platinum Plan - \$250 Per Month** - designed for the owner looking for a flat fee program that covers all aspects of being a landlord. **No Leasing Fee** and now with Free Professional Photography and Video Marketing!



PROPERTY MANAGEMENT PLANS

WHICH PLAN IS RIGHT FOR ME AND MY HOME?

SILVER PLAN: The Silver Plan has been our hallmark plan for over 12 years and is designed to be less expensive than our competition with an easy to understand price of One Month's Rent every 12 Months.

Best Price Point: Up to \$1,500 per month

GOLD PLAN: The Gold Plan is our step up from the Legacy Plan with more included features offering a flat monthly pricing model of \$195.00 per month. **No Leasing Fee!** See our chart on the previous page.

Best Price Point: \$1,500 to \$2,000 per month

PLATINUM PLAN: The Platinum Plan is designed to offer all of our services in one package for one monthly fee of \$250.00 per month with **No Leasing Fee!** Everything we offer is built into this plan that covers all leasing fees, marketing fees, eviction assurance, rent protection, damage assurance, and now with Professional Photography & Video included. This plan is designed for the owner of a high end home wanting a predictable flat monthly charge and to limit up front expenses.

Best Price Point: \$2,000 per month and higher



FEATURES AND COMPETITION

	LARSEN	Large Property (1)	Franchise In House	Realtor acting like Property
FEATURES:	PROPERTIES	Management Company	Property Manager(2)	Manager as Hobby (3)
Transition to Selling Home	YES	YES	YES	YES
Owner ACH Payments	YES	YES	YES	NO
Dedicated Portfolio Managers	YES	YES	YES	NO
Full Time Staffing	YES	YES	YES	NO
Established Office	YES	YES	YES	NO
Tenant OnLine Payments	YES	YES	YES	NO
Property Code Compliance	YES	YES	YES	NO
In House Maintenance	YES	YES	NO	NO
Home Cleaning Services	YES	YES	NO	NO
On Line Form Signing	YES	YES	NO	NO
NARPM, ANGIE'S LIST, IREM	YES	YES	NO	NO
Third Party Inspections	YES	YES	NO	NO
Preferred Vendor Program	YES	YES	NO	NO
Tenant 24 Hour Drop Slot	YES	YES	NO	NO
Year End Electronic Statements	YES	YES	NO	NO
Electronic 1099 Delivery	YES	YES	NO	NO
Dedicated Website	YES	YES	NO	NO
Attorney Representation	YES	YES	NO	NO
Security Deposit Itemization System	YES	YES	NO	NO
Tenant Dispute Mediation	YES	YES	NO	NO
Handle Evicting Tenants	YES	YES	NO	NO
24 Hour Emergency Maintenance	YES	YES	NO	NO
Experts in Rental Home Purchase	YES	YES	NO	NO
Professional Photography & Video	YES	NO	NO	NO
Multiple Pricing Plans	YES	NO	NO	NO
Tenant Liability Insurance	YES	NO	NO	NO
Video Marketing & Walk Thrus	YES	NO	NO	NO
Zero Surprise Repair Policy	YES	NO	NO	NO
Single Owner Point of Contact	YES	NO	NO	NO
ACH Owners Funds By 12th	YES	NO	NO	NO
Full Disclosure Website	YES	NO	NO	NO
Custom Owner Portal	YES	NO	NO	NO
Eviction Assurance	YES	NO	NO	NO
Rent Protection	YES	NO	NO	NO
Damage Assurance	YES	NO	NO	NO
Tenant Renewal Focused	YES	NO	NO	NO
Annual Pet Inspections	YES	NO	NO	NO

(1) Large Property Management Company Example in San Antonio

(2) Franchise Based Real Estate Company Conducting Property Management to Hold Listings FOR SALE

(3) Licensed Realtor Conducting Property Management Business Small Scale to Hold Listings FOR SALE



CODE COMPLIANCE

All Homes Must Be In Compliance With
the Texas Property Code – IT'S THE LAW!

[Click HERE to See Property Code – Reference Chapter 92](#)

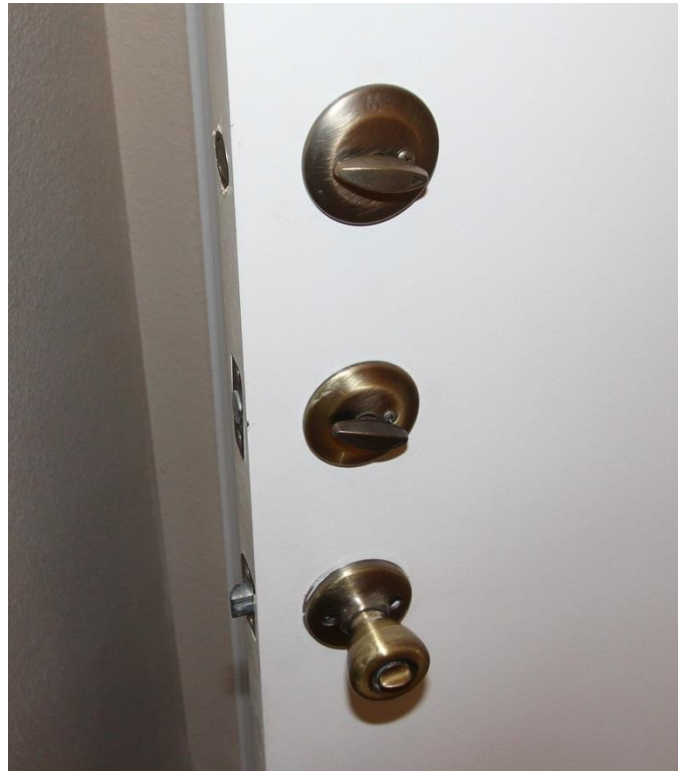
[Click HERE to Watch Video - Why We Use Texas Re-Key](#)

CHANGE LOCKS AND ADD **KEYLESS DEADBOLTS**

DOOR VIEWERS

SMOKE DETECTORS

OWNER EXPENSE \$250+/-





LEASE RENEWAL

- **Annual Rental Increase of 2%**
- **Annual Home Assessment Inspection**
- **Lease Renewal Fee of \$275**

*****Portfolio Manager and Owner Aligned*****

CLICK HERE TO WATCH VIDEO



Owner Move Out - \$595 Cleaning

[CLICK HERE TO WATCH THE VIDEO OVERVIEW](#)

For a flat fee of \$595, Rent Werx will provide:

- 1) Top to bottom – “hotel ready” maid service
 - Clean all bathrooms, kitchen, stove, microwave, counters, refrigerator
 - Wipe down all blinds, ceiling fans, bannisters, light fixtures
 - Sweep and mop all hard surfaces and remove minor trash
 - (Excessive trash removal will incur additional fees)
 - Sweep off any exterior living spaces – front and back porches

- 2) Professional Carpet Cleaning – Entire Home
 - Spot stain treatment
 - Pet treatment where needed
 - Steam Clean all carpets in the home
 - (Excessive stain removal or carpet work will incur additional fees)

OWNERS: We need the home “HOTEL READY” clean and the carpets to be professionally cleaned prior to turn over. The same expectation is put on to the tenant when they vacate!

[Click Here to sign our \\$595 Cleaning Service Form](#)



EVICTIION ASSURANCE

[CLICK HERE TO WATCH THE EVICTION ASSURANCE VIDEO](#)

With the cost of an eviction at an extremely high rate, Rent Werx has come up with a solution to further protect unexpected costs incurred in removing a tenant from a home.

If an eviction becomes necessary at your property, Rent Werx will cover all costs incurred in removing a tenant from your home for an annual fee of \$72 – or \$6 a month. Without such coverage, Rent Werx charges \$75 per hour for the eviction process. In comparison, this is very inexpensive when compared to an attorney who would charge \$300 an hour.

A typical eviction in the San Antonio market would run these costs:

Without Eviction Assurance:

Eviction Assurance:

*Initial Notice to Vacate:	\$150	Covered
*Eviction Filing Justice of the Peace:	\$150	Covered
*Court Fees for Justice of the Peace:	\$106 – No Limit	Covered
*Court Appearance for Owner:	\$150 – No Limit (\$75 per hour)	Covered
*Writ Of Possession (Sheriff Fee):	\$192	Covered
*Tenant Move Out Fee (Meeting Sheriff):	\$150	Covered
*Remove All Tenant Possessions:	\$500 – No Limit	Covered
*Lock Change Required by Law:	\$100 - \$300	Covered
*Move Out and Cleaning:	\$475	Covered

TOTAL:	\$2,073 - \$10,000	NO CHARGE
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With EVICTIION ASSURANCE – Rent Werx will cover ALL of the above costs incurred from an eviction on your behalf. For \$72 a year (\$6 a month) – owners can assure they will not be hit with an unexpected cost of \$2,000 or more!

**\$6 (SIX) PER MONTH FOR
EVICTIION ASSURANCE**



RENT PROTECTION (optional)

[CLICK HERE TO WATCH THE RENT PROTECTION VIDEO](#)

If an eviction becomes necessary at your property, and the tenant refuses to leave the home after a late notice, and court order for an eviction hearing have been served – Rent Werx offers a program that will guarantee a continued 30 days of income to the owner. Given that most evictions take around 30 - 45 days – this will further prevent unforeseen losses to an owner should an eviction be necessary. Every effort will be made to mitigate losses by working with a bad tenant – but this program will ensure owners will receive One Month's worth of rental compensation while a tenant is being removed.

Rent Werx will pay the owner **One Month's** rental income if a tenant is evicted by the courts and forced to vacate with a writ of possession being executed by law enforcement.

Example: A tenant stops paying rent and is late after the 3rd of the month, Rent Werx will post notice to vacate, file an eviction, the constable will serve the tenant papers at their home, we will attend eviction court, file for a writ of possession, and meet the Sheriff Deputy to execute the writ of possession by moving all of the tenant's possessions off the property. If a tenant refuses to leave and is forced to vacate by law enforcement – Rent Werx will reimburse owner the equivalent of **One Month's** rent.

Scenario: Home rents for \$1,500 per month - Tenant is removed via Writ of Possession.

******WITH Rent Protection – Owner is reimbursed \$1,500 in lost rental income***

**\$9 (NINE) PER MONTH FOR
RENT PROTECTION**



DAMAGE ASSURANCE (optional)

[CLICK HERE TO WATCH THE DAMAGE ASSURANCE VIDEO](#)

One of the biggest fears of all rental property owners is renting to a tenant that will cause significant damage to their property, costing them thousands of dollars in unexpected repairs. Many of our owners have expressed concern over the horror stories they hear about tenants destroying homes they rent. This is a real possibility and we have addressed this issue by offering our owners Damage Assurance to cover these potential unexpected repair costs caused by an outgoing tenant that exceed their security deposit.

This program is designed to cover damages exceeding the Security Deposits caused by a tenant that fall outside of the Home Owners Insurance policy, and excludes fair wear and tear. These fair wear and tear standards are in accordance with the Texas State Property Code chapter 92. www.texaspropertycode.org (Maximum Amount of Claim will not exceed \$10,000.00)

Example: Homeowner rents their home for \$1,500 per month. The security deposit for this home is \$1,500, but there is \$3,000 in damages to the interior of the home, excluding fair wear and tear, caused from negligence by the tenant and occupants. Rent Werx will cover the expenses to complete these repairs that total more than the security deposits in order to bring the home back to a rentable condition.

With DAMAGE ASSURANCE – Rent Werx will cover ALL of the above costs caused by a tenant above normal wear and tear that exceed the security deposit for \$5 per month.

**\$5 (FIVE) PER MONTH FOR
DAMAGE ASSURANCE**



ANIMAL PROTECTION GUARANTEE

Rent Werx charges a monthly Animal Administrative Fee to the tenant per each approved animal. We offer a guarantee that any damages caused to the home, above fair wear and tear, resulting from the approved animal(s) that is not covered by the security deposit will be reimbursed by Rent Werx to make necessary repairs on behalf of the owner. This excludes any Service Animals per the Fair Housing Guidelines. This Free Animal Fee Guarantee is **limited to an amount of \$1,000.00 per incident**. Any collection efforts under this provision become the sole responsibility and ownership of Rent Werx. Rent Werx charges a monthly Animal Administrative Fee to the tenant and offers a **\$1,000 Animal Protection Guarantee at no additional expense to the owner**.

The Optional Animal Protection program will offer an additional coverage of up to **\$10,000 per incident** for an additional expense to the owner of \$9.00 per month. This protection program will cover animal related damages caused to the home, above fair wear and tear, resulting from the approved animal(s) that is not covered by the security deposit and will be reimbursed by Larsen Properties to make necessary repairs on behalf of the owner. Any collection efforts under this provision become the sole responsibility and ownership of Larsen Properties.

This program is designed to cover specific animal damages exceeding the Security Deposits that fall outside of the Home Owners Insurance policy, and excludes fair wear and tear. These fair wear and tear standards are in accordance with the Texas State Property Code chapter 92.

www.texaspropertycode.org (Maximum Amount of Claim will not exceed \$10,000.00).

**\$9 (NINE) PER MONTH FOR
OPTIONAL ANIMAL
PROTECTION**



NEXT STEPS

Choose a management plan below:

[Click HERE to sign the **Silver Plan** Property Management Agreement – Larsen Properties](#)

---OR---

[Click HERE to sign the **Gold Plan** Property Management Agreement – Larsen Properties](#)

---OR---

[Click HERE to sign the **Platinum Plan** Property Management Agreement – Larsen Properties](#)

Let us clean your home for you!

[Click Here to sign our **\\$595 Cleaning** Service Form](#)

Questions? Email: info@satxpm.com

Call: 210.497.8686