



COMING HOME TO NASHVILLE



Take a Breather...

You're Hiring the BEST in the Business!

- Knowledge
- Experience
- Peace of Mind

Professional Property Management & Real Estate Services

Do not trust your home and investment to just ANY licensed agent! Real Estate and Property Management is VERY specialized, and you DESERVE expert guidance and representation! It's a must that your investment be in the capable hands of an experienced Professional! Your goals and objectives are top priority when it comes to guiding you through buying, selling, or leasing your real estate investment. With us, your dreams and investment goals will be in qualified hands!

Client Services

Rent Collection/Proceeds – Our process is streamlined! Your proceeds will be deposited into your bank via ACH. Each Month, you will receive your Owner's Statement, itemizing all income and expenses via email. At the end of the year, you will receive a summary of all income and expenses along with a 1099. Your accountant will love this!

Evaluate & Document Property Condition – We complete a thorough walkthrough of your property anytime a new tenant moves in and at the time they move out. We will compile a list of necessary repairs, maintenance needs, and give a full breakdown of any tenant-charge items that the previous tenant may be held responsible for. We will also make suggestions for upgrades to the home to help you budget for larger projects in the future while keeping your home up to date for future resale value.

Obtain Estimates for Maintenance & Repairs – We have long-standing relationships with many dependable contractors and vendors. We set clear expectations with our vendors – to go the extra mile to take care of your home just as they would their own! Many of our vendors specialize in their own distinctive trade while others offer a broad range of services. We know which vendor is the best fit for the job and will *always* go above and beyond to achieve the most cost-effective approach possible! Our number one goal is to lower your expenses while taking great care of your property, which (*almost*) always results in a happier tenant! *And, I think we all know that happy tenant equals a happy homeowner with an even happier pocket and/or pocketbook!* We are results oriented – your bottom line our top priority!

Coordinate Vacancy Work for a Quick Turnover – We will evaluate the need for work with each vacancy. Items like paint, general maintenance repairs, cleaning or replacing carpet, rekeying locks and other necessary work is often needed in between tenants. We will be there every step of the way to ensure the work is top-notch and completed in a timely manner. Time is money!

Experience That Matters!

Amy Stone, RMP®, Broker

Amy began her career in Real Estate and Property Management in 2006. She earned her Affiliate Broker License in January 2007 and has specialized in Property Management ever since! During her career, she has served in administrative support roles, overseen maintenance, and managed a portfolio of approximately 200 units, handling all bookkeeping matters, tenant issues, and delivering quality customer service to clients and tenants. What can be of more value to you than having someone representing you that not only brings experience but also a strong foundation of knowledge and understanding in an industry that changes daily?!

In 2015, Amy accepted a new position that allowed her to expand her career in sales while continuing to work as the lead Property Manager for the firm. Nearly two years later, after gaining more than a decade of experience and professional growth, she felt compelled to build a brand of her own. This would allow her to serve in her full capacity for clients, investors, tenants, friends, and family. In 2017, Amy founded her brand, her very own coffee-table business. The goals and mission of the company are to deliver top-notch customer service. Our company is built on a solid foundation of experience, hard work, and going the extra mile to help our clients! We like to say, "Building Equity with Ethics". Coming Home to Nashville, LLC is Amy's lifetime of experience and goals, packaged up and branded with her dream to have her own business one day! We want to share our love for the place we call home - Nashville.

Amy earned her Residential Management Professional (RMP®) designation in 2012 through the National Association of Residential Property Managers (NARPM®) in 2012. She has since been an active, professional member through Board Service and Regional Event Planning. Her years of service on Board for the Nashville Chapter of NARPM® include roles as Past-President, President, Vice-President & Program Coordinator, and Secretary. Amy is a member of the Tennessee Association of REALTORS®, a member of the Greater Nashville Association of REALTORS®, and is a Licensed a Real Estate Broker. Professional development is of the utmost importance to Amy and she feels there's nothing more valuable than investing in yourself through education.



Amy's passion for this business and her strong drive to carry clients through will help you achieve success throughout the investment process!

MARKETING STRATEGY

Get the Price Right!

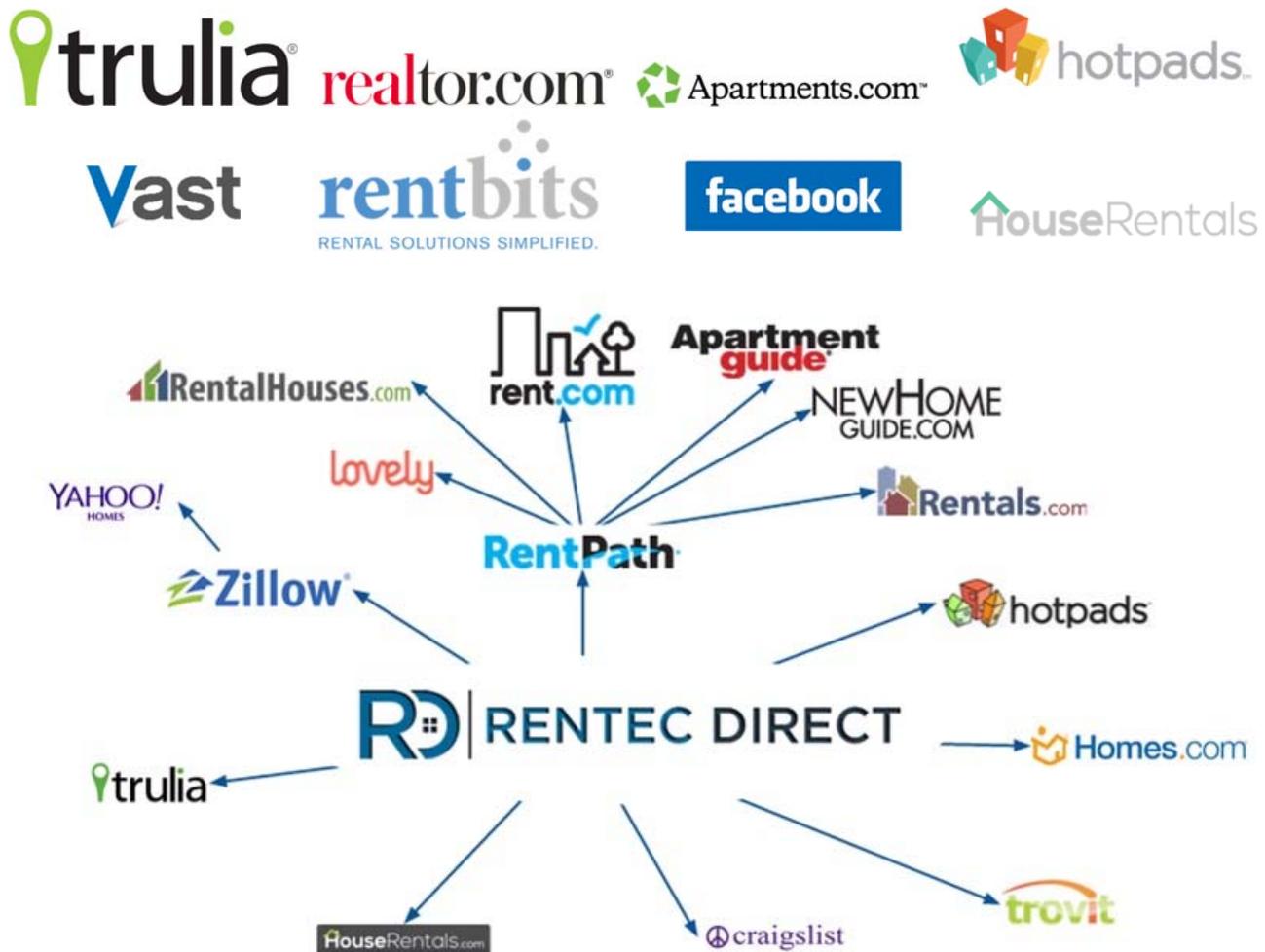
Determining an accurate rental rate is the most important factor in quicker turnover – maximize your return by minimizing your vacancies.

Agressive Marketing Plan

All listings are placed in the Multiple Listing Service (MLS) and our platform, both of which syndicate to many rental and real estate sites! We also post to the company Facebook Page. Through Facebook, listings are posted on local community pages.

Taking a Personalized Approach

We consider networking and word-of-mouth referrals a GREAT resource for prospective renters! Building lasting relationships is what it's all about! We advertise using many of the following resources:



Placing a Quality Tenant

Thorough Screening Process – Thoroughly screening an application is *crucial* to successful Property Management! We require that anyone over the age of 18 submit a detailed application for processing prior to approval.

Why a Credit Check is NOT Enough – Our company conducts a careful review of each applicant's background. In addition to their credit history, their criminal background is researched, employment history reviewed, income and rental verification along with any prior mortgage history. We require two forms of ID and complete a cross-reference background search to verify prior address history is accurate, the SSN given is correct, and to confirm the information they've supplied in their application. We also verify that income and/or savings is at least three times the monthly rent amount to ensure their ability to pay rent.

Pet Policy – If a pet is allowed on the property, the screening process includes the pet. We recommend marketing the property with a “negotiable” pet policy. Not only will this encourage prospective tenants to disclose pets, you eliminate the risk of passing up an excellent tenant that is a responsible pet owner.

**Service Animals are NOT considered pets by Federal law and cannot be refused*

