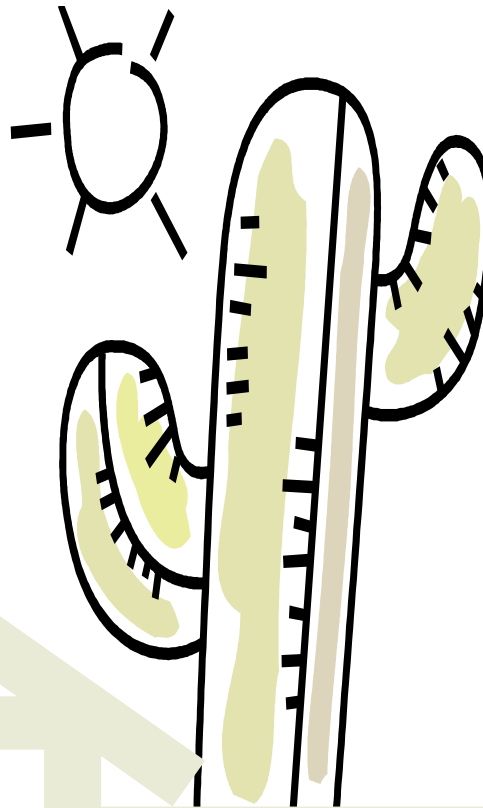


What do we mean when we say “Good management doesn’t cost, it pays”?

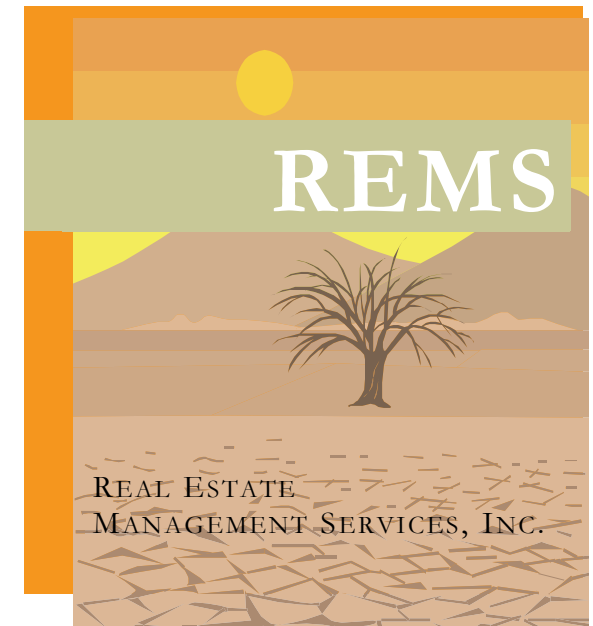
What we really mean when we use our company motto, “good management doesn’t cost, it pays” is that hiring a professional property manager to look after your largest asset is like hiring a good accountant to do your taxes. Will you pay a little more up front for a good accountant to prepare your taxes? Sure you will. But, typically sharp accountant actually save their clients money! Property management is not much different. Professional property management will increase the value of your asset and, in the long run, will actually end up paying for itself! In today’s market taking care of your ‘bottom line’ is more important than ever. Consider professional property management an investment that you owe yourself. Our surprisingly reasonable management fees will have you wondering why you didn’t consider us before! Call today for more information about how to get started.

We’ll bring over 45 years of property management experience to your door!



REMS—ARIZONA

Real Estate Management Services, Inc.
Thomas J. Loegering Jr., Designated Broker
7440 W. Sunnyside Drive,
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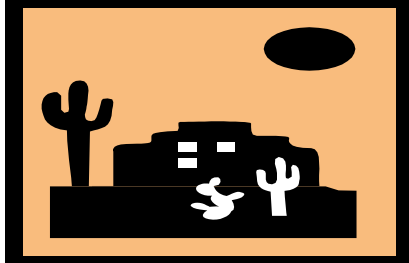
*We prove that
Good Management
doesn’t cost, it pays!*



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AZ Rental Market ...the fundamentals are still positive

Apartment owners will continue to face tough times until the housing market improves, but analysts say the long-term outlook is still positive for landlords who can survive the short term. That's what all the experts are saying and we believe they're



correct. The trick is to survive the short term. We have a Certified Property Manager (CPM) who can help guide your property through these tough times. Our team lives and works in the Valley of the Sun and we have an interest in the success of the entire rental market!

DID YOU KNOW?

If a parcel of property is used as a rental unit and the property is listed on the Assessor records as class three pursuant to section 42-12003, the owner must notify the county assessor of the rental use of the property or be subject to a civil penalty prescribed by section 42-12052.

AND...

If the owner is required to register the rental property with the county assessor and fails to do so, the city or town may impose a civil penalty payable to the city or town in the amount of one hundred fifty dollars per day for each day of violation, and the city or town may impose enhanced inspection and enforcement measures on the property.

AND...

If the city or town in which the property is located requires the lessor to pay transaction privilege tax on residential rent, failure to pay the applicable sales tax could result in a penalty or fine by the city or town. Check with the taxing jurisdiction where the property is located. Residential rental properties are required to comply with the landlord tenant law pursuant to title 33, chapters 10 and 11. Face it, property management, done correctly, requires knowledge and compliance to the laws of our state.

What does this mean for rental property owners? It means that you should consider

professional property management. Your property needs to be in the hands of trained professionals that know how to manage. We don't compete for listings so you maintain a relationship with your agent. When you're ready to sell, your sales agent steps in.

So remember, when it comes to compliance, an ounce of prevention really is worth a pound of cure!



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