



THE NEW WAY TO MANAGE YOUR HOME!
VIRTUAL PROPERTY MANAGEMENT SOLUTIONS CONSULTANTS

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Introduction

Established in 2014 we are a consulting firm that service's property owners looking to rent their homes. We offer affordable and convenient virtual alternatives to property management services. Our management consulting and technology practices will revolutionize the industry forever.

Our goal is to change the way private home owners rent their homes by providing them with the services they need to get the results they want. We are not property managers; we are consultants that act only as liaisons to property owners. We provide property management services to our clients through various online resources and local service providers.

Our consultant services include but are not limited to, Tenant screening, lease creation, rent collection, advertising/listing, 24/7 customer support for both clients & tenants, contractor and vendor negotiations, Strategic short & long-term planning along with book keeping and financial record backup, & monthly and year-end financial reporting. Unit assessment, move-in, and move-out inspections.

BIOGRAPHY

Established in January 2014 by Cory Gilmore an entrepreneur, facilities specialist, and graduate of TCI College of Technology. He has over 10 years' experience in owning and operating his company 60 Sec'n LLC and has been the source of many past successful endeavors. He has over 7 years in facilities & property management. Under his leadership VPMS Consultants has successfully expanded into 5 states and continues to grow rapidly. His fresh new ideas and concepts has created a whole new market in the property management industry.

Why Us?

We specialize in providing virtual management services for private home owners. We cater to

your specific needs to get your property rented to your preferred tenant. Our services will help you rent or sublet your property efficiently, effectively, and professionally. We guarantee your satisfaction with our services, give us the opportunity to work for you

How It Works!

Once you have retained our services.

(Property Manager Liaisons)

One of our consultants will be assigned to you as your “Property Manager Liaison” (PML). PML’s are consultants that use resources to help the owner of the property manage their home. PML’s are available virtually and serve as a liaison to the property owner for all dealings with the rental of the property.

Your PML will be responsible for the management of your property and will report directly to the property owner. Your PML will coordinate with you on every detail down to the draft of your tenants lease agreement. Once your property is rented if you opt-in for monthly services your PML will be responsible for the collection of rent, customer support and

financial reporting for the property. A PML is also available locally in select markets.

Why use a PML opposed to a Broker?

PML's are consultants that serve as a personal assistant to property owners they do not operate independently. This gives you complete control over the management of your property giving you the full flexibility to manage your property your way. Whether it's a vacation home, sublet, short-term or long term rental VPMSC will work for you.

Brokers can tax on finder's fees for tenants, often some fees are also automatically accumulated into repair expenses in addition to the cost of repairs, and in most cases an average of double your gross rent can be charged along with a 10% monthly fee. Brokers also operate in numerous areas which leads to a possible neglect of your property in some cases.

With PML's there are never any additional fees our rates are flat and our monthly services has the lowest percentage rate anywhere. If any vendor or contractor is needed, we get you the best service at the lowest rate and that's all you pay period. Your PML will work exclusively

with you making your property a priority always.

Rates & Services

(All TERMS of rates are Negotiable)

Basic Service Package / PML Acquisition

Price: \$500.

Terms: Owner agrees to pay a One-time Acquisition fee of \$500.

Basic Service Package Includes: Tenant placement/screening, background verification, lease creation, advertising and listing of property. Vendor/Contractor search and negotiations (if needed).

(Optional) Virtual Monthly Management & Monitoring Fee

Price: 5% of monthly rent charge

Terms: Client will pay VMPS Consultants 5% of the monthly rental charge as it is collected from the tenant.

Includes: 24/7 Customer support for both owner & tenant. Vendor negotiations (if needed). Rent collection. Assessing and

collecting late fees. Financial record keeping and data support backup.

Customized Service Plan Packages

Price: Varies

Includes: Only pay for the services you want with customize service packages.

Strategic short & long-term planning

Price: Free

Includes: Resolutions for accounting and book keeping issues. Potential rent increases. Monthly and year-end financial reporting etc.

Breakdown of services



Tenant Screening / Property Listing

Tenant placement background verification, lease creation, advertising and listing of property. Contractor search and negotiations (If needed). Phone screening & support services.



Virtual Monthly Management & Monitoring

**Rent collection along with assessing and
collecting late fees. Financial record
keeping and payment options.**



Customer Service

We provide 24/7 customer support for owners & tenants for help resolving and assessing issues.



Vendor Management

**Vendor search & negotiations for repairs
or emergency services.**

**Trust us with evaluating third-party
providers of goods and services, supervising
day-to-day interactions and managing long-
term relationships**



Strategic short & long-term planning

Allow us to help you plan for your future and get the most out of your property. We also make it easy to keep your financial records up to date and accurate. With our system we can make tax reporting a breeze.



Inexpensive and effective!

- **Average Broker's Rate for Renting Your Property**

\$Full Months' Rent + Fee's

- **US**

One-time Payment of \$300

- **Hiring a Property Management Company**

10% of the gross rent + Fee's + lengthy contract agreements.

- **Our Virtual Management System for Home Owners**

5% of the gross Rent with no Long term commitment cancel when you want.



New Innovative Practices

Powered by easyrent.com we use the newest and latest technology to help clients keep track of their property and with our help you can now manage your property from anywhere.