



# Welcome To NEST!

## Now that you have signed, now what?

### 01 MEETING YOUR DREAM TEAM



Say hello to your new best friend! Once our admin team has inputted your property into our system, it is then assigned to a property manager who will reach out to say "hi", introduce themselves and the team. Our dedicated property managers handle all of the day-to-day operations so our owners can rest easy. Your Property Manager will set your rental rate, activate your owner portal and establish a rent ready timeline based on your guidance and the condition of your NEST as it comes to our team.



### 02 CONDITION REPORT

Within 3 business days of receiving keys or access to your NEST, our team will conduct the Conditions Report to determine if any repairs are necessary prior to offering it to the market. This will allow renters to see a more complete and attractive presentation in a rental ad and during showings. That said, if the unit is rent-ready, marketing can begin immediately. A list of the main items we look for when Preparing Your Nest to market can be found here.



### 03 MARKETING THE PROPERTY

When a property is ready for market, the first step is to take good quality photos. Then, using the latest technology, leasing agents post the rental listing across multiple outlets to maximize exposure. As an added value service, our owners receive an update each Monday reviews leads & showing feedback. Once an application is approved, you will be sent a copy of the lease to sign and keep for your records.

### 04 MOVING IN THE TENANT

The property manager works to finalize any outstanding minor repairs and schedules the home to be professionally cleaned before move-in. Furthermore, our team will also have the tenant complete a separate Move In Inspection of the property to document the move-in condition thoroughly. This is essential for determining wear and tear or damage at the end of the lease term.



### 05 WE ARE HERE FOR YOU



No investment is without risk. However, working with the right partner and team will alleviate unreasonable risk for you and allow you to take advantage of opportunities. At Nest Managers, we make owning your investment property the simple and profitable endeavor it should be. Our dedicated team streamlines the process while keeping owners informed. Your portal is designed for you to access your owner statements, reports, inspections, etc. 24-7. If there is a work order, you will always be notified and any follow-up can be found on your end of month statement unless we require approval. **Just remember in Property Management, no news is good news!** Please do not hesitate to reach out to us at anytime throughout this process. We are honored to have you!