



**Debra Martin-Back**, *Owner/Broker*

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**Exit Realty Producers – Property Management Division** is a full-service solution for all of your property management needs.

Debra Martin-Back has been in the business of real estate and property management since 2003. She has also been a Florida *licensed* Community Association Manager since 2004.

## TESTIMONIALS

“Debra Martin-Back was able to get tenants into my house before the holidays. Not only that, but she went to the home owners’ association meeting as my proxy so that we could have quorum and vote on my behalf. Thank you Debra for all the time you spent helping me. You really have done more than expected!”

Sincerely,  
Marjorie Gonzalez  
California

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Debra,

We wanted to thank you for spending so much of your time with us. Having only a few days to find a house to rent was very stressful, but you made it so much easier, as well as possible!

You really went above and beyond and we really appreciate that.

Thank you,  
Dina & Michael

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Debra,

Thank you for all your help in finding a place in Gainesville. You went above & beyond with both time and effort. It was great learning about our future city.

Thanks again for everything!  
Sarah Yassine

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***Exit Realty Producers proudly has an A- rating  
with the Better Business Bureau.***



## OUR SERVICES

	<b>Full Management</b>	<b>Placement Only</b>
Set-up fee at the time we take the account.	\$150	\$200
Lease fee when tenant is placed.	50% month's rent	1 month's rent
Monthly management.	10% month's rent	N/A
We will conduct initial inspection of your property.	✓	✓
We determine the property condition & market value.	✓	✓
We advertise your property in the MLS, on both of our company's websites, & over 100 rental websites.	✓	✓
We screen <u>all</u> adult tenants by performing criminal, credit, income, and eviction history background checks.	✓	✓
We conduct walk-thru inspection with tenant. They sign verifying the condition of the unit at the time of possession.	✓	✓
We conduct quarterly exterior inspections & annual interior inspections.	✓	-
We collect rent & disburse monthly to you between the 15 <sup>th</sup> – 20 <sup>th</sup> of each month.	✓	-
We ensure all terms of the lease including, but not limited to lawn maintenance & pet policies are being adhered to.	✓	-
We conduct a final walk-thru inspection when tenant leaves & assess any damages. Damages are deducted from the security deposit & released to you per Florida Statute.	✓	-
Tenants contact <b>EXIT</b> concerning all maintenance issues. All maintenance over a predetermined amount will be discussed with owner, <i>unless</i> it is an emergency situation. Owners are responsible for maintenance costs, unless issues were caused by the tenant. If the tenant caused the issue, the owner will be reimbursed upon payment by the tenant.	✓	-
Home warranties are available for purchase that cover many common maintenance issues.	✓	-
We have a <i>licensed</i> General Contractor <b>on staff</b> . He is available at \$55/hour for handyman services. He offers discounted prices for contracting services. He will also provide <b>free</b> bids to <b>EXIT Property Full Management</b> customers.	✓	-

**“EXIT Realty Producers – How may I produce for you?”**

## WHAT SHOULD YOU LOOK FOR IN A **PROPERTY MANAGER?**

**Knowledge.** As a full-time real estate professional & long-term investor, I have the expertise to set the right rental price for your property, locate qualified tenants, & shorten the amount of time your property is vacant.

**Experience.** I've been a Gainesville resident since 1996 & a licensed Realtor® since 2003. I know the area & have established relationships with dozens of reliable, upstanding vendors.

**Technology.** I utilize web-based software enabling tenants to make payments & file maintenance requests 24/7. Owners can *also* access their accounts 24/7 & get paid via eCheck instead of having to wait for a check in the mail. **Plus,** your property is listed on over 100 websites including Zillow, HotPads, & Trulia.

**References.** Over 150 owners/landlords have trusted me with their properties.

**Flexibility.** Not all owners, tenants, properties, or situations are the same. Leases, contracts, and terms shouldn't be either.

“Call me today to find out how easy being a landlord can *really* be.”

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