

Rental Property Should Make Money For You — Not Work!

Aderes Management, LLC, one of the best property management companies in the Washington Area, is committed to excellence in servicing your property management needs. We do nothing but manage properties and as such we can help you manage your property providing you as few or as many services as you need. We have extensive relationships with vendors to provide your property with the best services possible.. We can also provide you with professional advice on how to handle one or more properties. For instance did you know there are several ways your property can save you on taxes? Some are interest, depreciation, repairs, local travel, insurance and professional services such as ours. Get peace of mind and greater return on investment — call us today for a no obligation free evaluation.



459 Herndon Parkway, Suite 22
Herndon, Virginia 20170
Toll Free 877. 576.3450 | Local 703.481.1010
www.AderesManagement.com



PROPERTY MANAGEMENT



PROFESSIONAL ♦ FULL SERVICE
Condos ♦ Multi-units ♦ Townhouses
Homes ♦ Apt Bldgs ♦ Commercial

Maximize Your Profits • Raise Your Property Value
Reduce Your Risk • Reduce Your Stress
ELIMINATE YOUR HEADACHES!

Toll Free 877. 576.3450 | Local 703.481.1010
www.AderesManagement.com

Why Use Property Management?

When a person decides to become a landlord there are many things they need to consider. Contrary to what one might think it is not as simple as placing an ad in a newspaper and sitting back to wait for a new tenant to show up at your door.

From the first time you consider your ad for a rental property, you need to be aware of Federal, State and Local Fair Housing Laws as well as to whether or not you should be excluded from the Virginia Residential Landlord and Tenant Act. How do you know you are pricing your rent correctly? How should you respond to maintenance calls in the middle of the night? How to make sure the tenants you get won't destroy your property? Would you know what to do if you must evict someone? How can you make sure your lease is legal and properly executed? Do you want pets? Smokers? Is your prospective tenant a criminal? What are your liabilities?

By now you might be thinking that being a landlord and managing your own property is a great deal of work. You are right and you need to recognize how valuable your time is. You could be spending it with family and friends enjoying life; Hiring Aderes Management could be the best decision you will ever make!



Management Services

- No set up fees
- Aggressive rent collection
- Lease negotiations that favor you
- Rules enforcement
- Experienced & accessible management team
- Free market comparables & monitoring
- Full initial & Interim inspections
- Maintenance coordination
- Preparation and oversight of evictions
- Free document preparation
- Professional and complete tenant screening
- Free determination of owner exemption from the Virginia Residential Landlord and Tenant Act
- Computerized billing and accounting
- Emergency 24 hour service to tenants
- Repairs large or small using either your contractors or ours
- Advertising in the MLS, Washington Post, Internet, & much more
- Payments of mortgage, insurance, HOA and other property expenses
- Comprehensive Lease Preparation
- Tax Reporting & IRS 1099 Forms
- Direct deposit of your funds
- Professional cleaning & prep of your property
- Proper and timely notices to tenants
- Lawn/landscape service if property empty
- Multilingual personnel on staff
- Cost control is a high priority
- No annual renewal fees

Reduce Tenant Turnover Increase Occupancy

A rental home is a big investment that shouldn't be risked by getting the wrong tenant. The key to reducing tenant turnover is carefully selecting the right tenant. Aderes Management, LLC offers one of the most advanced systems to select the right tenant for you.

Ethical & Professional Team on Your Side

Every account receives our full and proper attention. We are committed to do what is in the best interest of our client and to follow the law. We handle all types of residential and commercial properties, including yours, and pride ourselves in our ability to get the job done while exceeding your expectations.

Our Mission. To build a long lasting relationship with our customers, by maintaining and improving on the financial success of their properties while freeing them from the day-to-day drudgery of management tasks. Aderes Management's innovative thinking allows our clients to enjoy fully the benefits of being a property owner or real estate investor.



459 Herndon Parkway, Suite 22
Herndon, Virginia 20170
Toll Free 877.576.3450 | Local 703.481.1010
www.AderesManagement.com