




List.
Invest.
Rent.
All under one roof.

RentersWarehouse.com

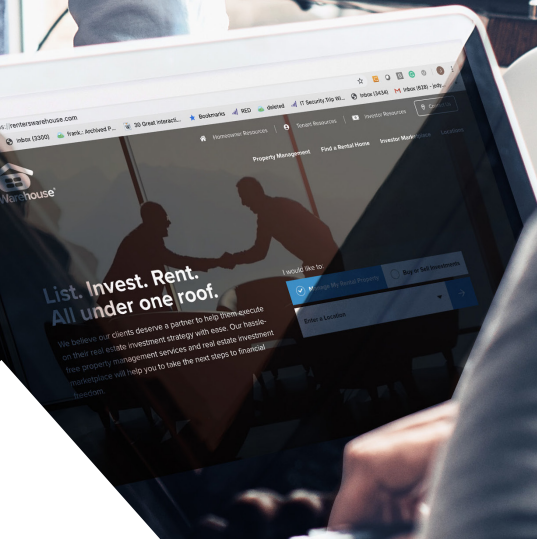
A woman with long brown hair, wearing a white top, is smiling and looking towards the right. In the foreground, a person's hand is visible, pointing at a laptop screen. The laptop screen displays the Renters Warehouse website. The background is a bright, out-of-focus indoor setting, possibly a meeting room or office. The overall tone is professional and positive.

At Renters Warehouse
we know that you invest
in real estate to **achieve
financial freedom and
leave a lasting impact** on
those you care about.

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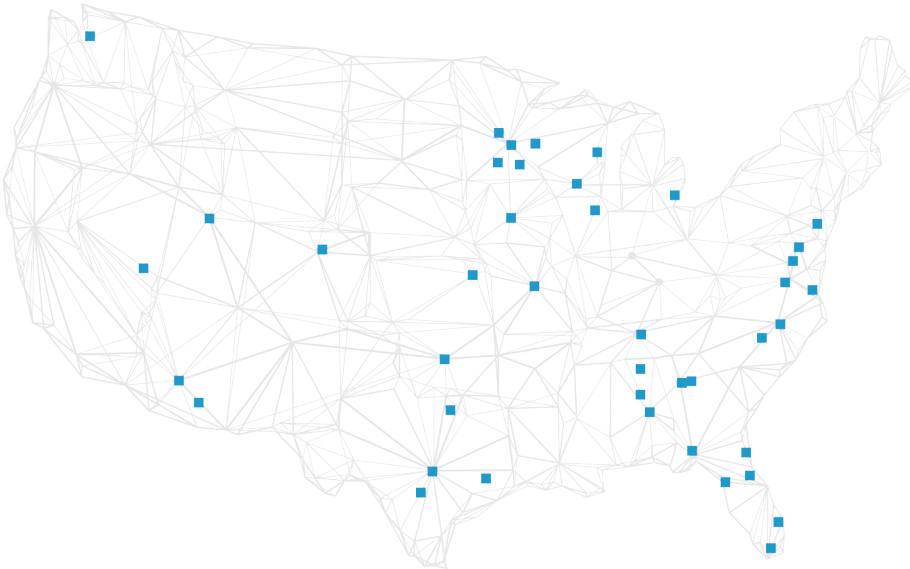
Rent Estate
is freedom.
I get the financial
benefits, Renters
Warehouse
handles the
problems!

”



In order to do that, you need a hassle-free way of sourcing, buying, and managing your investments. The problem is that the old way is time-consuming and complicated, which can leave you feeling stressed out and frustrated.

We believe you deserve a partner to help you execute your investment strategy with ease. We understand what it is like to do it the hard way. Our process has helped over 50,000 real estate investors across the country and currently manages over 22,000 homes, making us America's largest real estate investment services company.



Stop losing time doing it the hard way and get started with Renters Warehouse today so you can spend more time with the people you love, doing the things you love to do.

Ready to achieve your financial goals?
Let's build your blueprint for wealth.



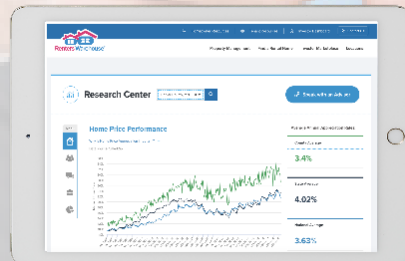
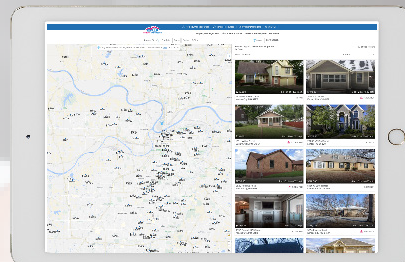
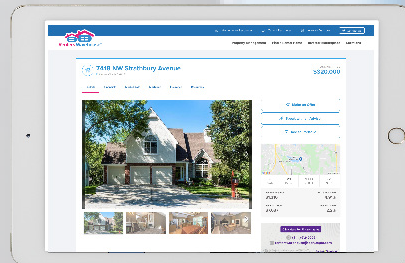
Renters Warehouse rank as a full-service real estate firm for Single-Family Rental homes Rent Estate is freedom. I get the financial benefits, Renters Warehouse handles the problems!

Buy: Create the perfect investment portfolio and leave a legacy

We've brought together the best technology, tools, professional services and systems to help you do that with confidence and ease.

Planning: We have the most extensive data sets available to any investor, including market dynamics that help you decide where you want to invest based on-demand drivers like population trends, migration patterns, and employment statistics.

Execution: After spending time online doing research, you can engage a member of our team of real estate investment agents known as Rent Estate Advisors and share your plan. Our trained and equipped advisors are a great sounding board to help dial in your objectives, and then start viewing properties that fit.



Sell: Maximize your ROI—sell your property with tenants in place.

The traditional way of selling a home requires showings, open houses, and for sale signs - all of which are disruptive to your tenant. Most real estate agents consider your tenant to be “in the way” of marketing your home. The only option seems to be waiting for the lease to expire, and then putting your house on the market.

- Your home is marketed to the broadest possible market of both investors and home buyers.
- We will syndicate your property to all of the top real estate websites, including Zillow and Realtor.com.
- No other website offers extensive investor analytics available on RentersWarehouse.com, making our website the best place for investors to shop.
- If a tenant occupies your property, we have the unique ability to coordinate with them and get your home on the market sooner.

Find the best tenants, for the best price...pronto.

Smart pricing means minimal time on the market — and more dollars in your pocket. With our free home Rental Price Analysis Tool, you'll find it easy to hit that rental pricing sweet spot where the property goes fast, and you make the most money possible.

The bottom line, we'll rent your property fast. Within 24 hours of our agreement, we put our exclusive RentFeeder™ technology to work, marketing your property on hundreds of websites (\$400+ monthly value) and connecting you with countless potential renters.

As part of our Certified Tenant Match & Warranty process, we:



- Accompany all prospective tenants through your property.
- Complete a thorough background and credit check on each potential tenant.
- Prepare and assist you with all lease documents, inspections, and rental licensing.
- Provide a FREE six-month Tenant Warranty on all placed tenants. This policy can also be extended (up to 18 months) with our property management services and an extended lease. So if your tenant defaults for any reason, we'll provide additional tenant placement services for FREE.

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Average days it takes Renters Warehouse to identify a qualified tenant for a rental property.



Step 1: Free
Home Rental
Price Analysis

Step 2:
Marketing
and Tenant
Matching

Step 3:
Property
Management
and Cash-
Flow

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Renters Warehouse managed my property for several years. I had a great experience with them and would use them again in a heartbeat.

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Flexible. Efficient. Always-at-the ready. All for a flat monthly fee*

- Collect rent: Fast. Nimble. Effective. Our team of rent collection experts work around the clock to pursue payment in full, on time, every month. We manage rental income using FastFundsSM, accepting virtually any form of payment (while encouraging auto withdrawal) and sending free direct deposits to your bank account. Then we provide monthly statements for your records.
- Coordinate all maintenance requests: All day. Any day. Every day of the year. We're on call and available 24/7/365, so you don't have to be. And always provide competitive bids.
- Handle legal paperwork: Our custom lease is 19 powerful pages long—the most air-tight in the industry to give you max protection. And anything else that involves fine print and processing—lease renewals, modifications, terminations,—we'll take care of it.
- Assist with compliance: We'll help you stay up-to-code and up-to-date when it comes to mandated city rental licensing and inspections. And we'll manage all associated projects in a timely and responsible fashion.
- Carry out evictions and enforce leases: Trained to handle any challenge, our Rent Estate[™] advisors facilitate every tenant situation with the utmost care and attention. Rest assured that less than 1% of our placed tenants ever need to be evicted.
- Protect your property: In addition to move-in and move-out video inspections of your property, we conduct random and routine in-person property inspections to help ensure appropriate tenant maintenance.
- Issue reports: Want to track your progress? Proactively grow your business? We'll issue customized year-end reports, like profit and loss, as well as detailed monthly accounting statements.
- Extend your tenant warranty: From 6 months to 18 months (with an extended lease) by using our property management services for even more coverage. And even more confidence.

Tired of the 3 a.m. calls?
Let our experts make your life easy.

*Discounts may apply to multi-unit properties

Affordable pricing for peace of mind.

FLAT FEE PROPERTY MANAGEMENT

\$119/month/unit*

SAVE UP TO 25% OFF WITH PREPAYMENT!**

CERTIFIED TENANT PLACEMENT: (Fees based on lease length)

LEASE LENGTH	Fee
Lease 0-17 months	1 month's rent
Lease 18-35 months	1.5 month's rent
Lease 36+ months	2 month's rent
Rent to Own	2 month's rent
Lease signing/renewal: \$350 flat fee	

OTHER RATES & ONE-TIME FEES:

Account Setup: \$99 per unit

\$199 IF PROPERTY ALREADY HAS PLACED TENANTS

Lease Renewal: \$350 Flat Fee

Eviction Administration: \$199 AS NECESSARY.

NOT AVAILABLE IN ALL LOCATIONS.

*Low, monthly, flat fee pricing is based on location.

**Terms & Conditions: Prepayment discounts are available with prepaid annual or longer-term contracts; Limit 10 homes per customer; No cancellations; Not to be combined with any other discount(s); Leasing services not included; Valid at participating locations only.

Renters Warehouse Jacksonville, LLC, d/b/a RentersWarehouse®, located at 8647 Baypine Road, Suite 201, Jacksonville, FL 32256 is a duly licensed real estate company, with a license in good standing in the state of Florida. Broker Name: Jerry Whited; Company Name: RENTERS WAREHOUSE JACKSONVILLE LLC. Broker ID or License No. 3435954; Company ID or License No. CQ1057877

