



954-525-9559

www.smart-move.com

716 SE 17th Street

Ft. Lauderdale 33316

Accommodations, Property Management & Realty Services

Your time is valuable as is your rental property and we are aware you have done your research on us and read our guest reviews. Handing over the management of your property/properties to a Management Company can be daunting, and we understand this better than anyone!



We have been in business in Fort Lauderdale for over 30 years. We know the area; we understand the vacation rental and maritime industries and we pride ourselves on communicating with our property owners. Welcome to working with a team who acknowledges that there are many facets to property management!

The ins and outs of rental

management in Fort Lauderdale cannot be handed over to just any company. You need to make sure you are giving your property to a team that cares. Finding the right property, followed by the tenant, collecting rent on time, ensuring that your property is well maintained during the tenant's stay and after is only the basic foundation of what we do.

We realize that a good reputation is created by providing quality service over a long period of time with integrity being the cornerstone upon which all else is built. That's why we maintain a constant, unwavering emphasis on customer satisfaction, a friendly disposition, and a professional attitude in everything that we do.



We pride ourselves in being the *leading choice in short-term rental accommodation* in Fort Lauderdale.

Offering the best shared *crew housing, studio apartments* and *private luxury houses* for rent *weekly and monthly*.

Our furnished apartments and houses are move-in ready and equipped with free Wi-Fi, cable and laundry in the heart of Fort Lauderdale, close to SE 17th Street, Shops, Restaurants, the Convention Center, Crew Agencies, Maritime Schools and Marinas.

Whether you are looking for *Crew Housing, Weekly Apartment Rentals, Maritime Student Housing* or a *Vacation Rental* for the whole family we can accommodate your needs.

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The Ease Of Working with Us

- Tenants can make their **bookings with us online** as we are completely paperless! The ability to book online allows for complete convenience and 24/7 access.
- Tenants can pay rent online making it simple and easy for them. This feature increases tenant satisfaction and speeds the process of collecting and submitting rent to you.
- We do not use keys. All our properties are equipped with **electronic door codes** allowing **24/7 access** for our tenants. This makes it very easy for tenants to check-in as there is no need to pick up keys and for us; we ensure the safety and security of the property. Yes - codes are changed after every tenant moves out.
- We use one of the **best industry specific software packages** to run our management database and accounting functions.
- We provide you with a monthly income and expenses Owner Statement.
- We pay you by direct deposit, so you get your money faster, no matter where in the world you are. Your monthly disbursements are handled expeditiously after month end.
- We have established relationships with many vendors to help ensure the best pricing and honest work.
- Tenants can submit maintenance requests via telephone, via email or in person. Our office is open 5 days a week. A 24-hour emergency line is available.

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We offer a Comprehensive Service Package Our *Short -Term Rental* Industry Leading Services Include:

A market analysis to determine a valuation of the potential rental income that Smart Move could get for your property.

Extensive Marketing of your property to locate qualified tenants.

Making tenants' reservations, moving in tenants and making all necessary arrangements.

Preparing property for move in – dispatching vendors for repairs or cleaning as needed to get your property marketable and into a 'move in' condition.

Inspection of the property upon Tenant's checkout to assess possible damage and/or missing inventory.

Accepting and evaluating tenant repair and service requests, dispatching appropriate vendors or advising the tenant of their responsibility to correct the issue.

Monthly rent collection – tenants can pay via cash, transfer or by credit or debit card.

Send payments from the rent proceeds for your recurring expenses such as pool maintenance, lawn care, pest control, utilities, etc.

Handle all tenant correspondence, communications and requests.

Performing periodic property inspections.

For security purposes, all our properties entry and exit doors operate with electronic coded locks. This gives us control of tenant occupation.

Provide you with a complete history of all income and expenses.

Provide you with a year-end summary to simplify your tax preparation by not having to search through a years' worth of statements.

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SHORT TERM VACATION LICENSING

Once you have signed up with us, we will start to work immediately to get your property rented as soon as possible.

We visit the property to **take photos, note all amenities** and assess the property to make sure that it complies with the *requirements of the short-term rental program*.

In the event that we need to make any changes, regarding **bed configuration** and/or stock required, we will inform you immediately and will provide an itemized proposal of our services to bring the property to compliance.

We will compose an attractive description for the rental advertising. We will post the property on our website and various other **marketing platforms** accordingly.

We will work with interested parties so they may view the property.

Smart Move is registered with the **State of Florida, Dept. of Business & Professional Regulations, Division of Hotels and Restaurants**, and our short-term rentals operate under a **Hotel License**.

This License gives us the authority of immediate tenant eviction for non-payment of rent and misbehavior. It also ensures that we maintain higher standards of accommodation. It allows us to obtain personal information on a tenant, and a comprehensive tenant registration form is required at check-in.

Every one of our short-term rental properties are licensed and permitted with the City of Fort Lauderdale and all have their own **Vacation Rental License**. The process of licensing your property with the **City of Fort Lauderdale** is handled by us ensuring that all aspects of the **licensing are per City requirements**.



LONG TERM RENTALS

A market analysis to determine a valuation of the market rent for your property.

Marketing of your property, including photos and descriptions in all marketing and advertising platforms – to locate qualified tenants.

Tenant application process – our search encompasses all important areas and includes a credit and criminal search.

Working with Homeowners or Condo association process for approval (if applicable) so you don't have to navigate this process.

Obtaining executed lease agreements, including collection of first, last and security deposit.

Conducting a Walk-Thru inspection with the Tenant to Assess condition at move in and move out.

Moving in tenant and making necessary arrangements.

Preparing property for move in – dispatching vendors for repairs or cleaning as needed to get your property marketable and into a 'move in' condition.

Accepting and evaluating tenant repair and service requests, dispatching appropriate vendors or advising the tenant of their responsibility to correct the issue.

Monthly rent collection – tenants can pay via check, cash, by credit or debit card – speeding up the collection of your rent.

Processing collection letters and calls in the event of a tenant's late payment.

Make payments from the rent proceeds for your recurring expenses such as: pool maintenance, lawn care, pest control, utilities, etc.

Handle all tenant correspondence, communications and requests.
Enforce the lease provisions.

Lease renewals and rent increases.

Performing periodic property inspections.

Provide you with a complete history of all income and expenses.

Provide you with a year-end summary to simplify your tax preparation by not having to search through a year's worth of statements.

LONG TERM RENTALS – LEASING

We will visit the property to take photos, note all amenities and compose an attractive description for the rental advertising. We will post the property on our website and various other advertising platforms.

We will work with interested parties so they may view the property, and then we will process applications to approve a qualified tenant. From that point we will go through the lease signing and move in process to get them settled, including working with an Association, if applicable.

We will handle the security deposit and ensure that all the laws governing the handling of security deposits are strictly adhered to.



RENEWING/RE-LEASING

Nearing the expiration of the lease term we will work with your tenant to retain them in the property and negotiate a rent increase, if possible, based on a market analysis of current rents.

Our priority is to retain your tenant to **keep costs down** and to continue generating an income for you. Should the tenant need to vacate the property, we will immediately begin marketing the property to limit any down time and secure a new tenant as quickly as possible.

A move out inspection will be performed upon move out and any damages will be repaired with the costs assessed against the security deposit.

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REALTY SERVICES

Smart Move Realty specializes in a wide variety of client services. We employ experienced licensed Realtors, who will actively assist you in the buying, selling or investing in income producing properties and provide a full range of Property Management services. They are able to arrange financing, property appraisals and home inspections.

We Offer Realty Services and Assistance in The Following Areas.

- Buying
- Selling
- Rentals
- Investment Property Acquisition

We have a vast industry network of real estate agents and business associates, throughout Fort Lauderdale.

From single-family homes, condos, or town homes, to duplex, triplex or larger apartment communities, our local market knowledge and property management experience can help guide you in the purchase of income producing property.

Put our experience to work for you. We can help you secure and protect your investment.

Whether you are a first-time investor/buyer or a seasoned professional, you can benefit from our 20 years' experience. Let us help you navigate through the complex maze of legalities and help you into proud property ownership.

Property Investment

We can help you buy foreclosures, bank owned, listed, new, expired or for sale by owner. We can give you the information you need to buy good properties which we are able to manage for you.

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Acquisition, Financing and Cash Flow Projections

Before you buy a property, you should develop a detailed spreadsheet identifying every dollar you're spending on the purchase. You don't need to lay out your own set of numbers we will do it for you, where we are representing you as the buyer's agent.

Research Rental Comparisons

Smart Move maintains a complete rental comparisons chart for the Fort Lauderdale area. We track every city and county for rental rates and provide that research for our clients before they buy a property.

If you are looking for a real estate or property management company, or simply want to discuss the general process with a knowledgeable agent please contact us. We'll answer all of your questions and make sure that you are fully prepared to make an informed and educated decision.

***OUR MISSION IS TO PROVIDE YOU WITH PROBLEM FREE
PROPERTY
OWNERSHIP,
WHILST
MAXIMIZING,
YOUR INVESTMENT
RETURNS!!***



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Our Fee Structure

Our fees are competitive and affordable. They are not meant to be the lowest or the highest, but rather in line for the high level of service that we provide and value our clients receive.

The Process: SIGNING UP

Signing up with us is easy. Simply email us at frontdesk@smartmovecrew.com
Prefer to chat, call us **954- 525 -9559**

We'll answer all your questions, review the process with you and send you the information you need to get your property making money in no time at all!

Vacation In Fort
Lauderdale!

Rent a fully furnished house
or apartment from

**Smart Move
Accommodations**



- Fully Furnished
- Private
- Full Cooking Facilities
- All linens and towels
- Complimentary Wi-Fi & Cable
- Complimentary Parking
- Laundry Facilities
- BBQ Facilities

We offer easy and
convenient online bookings,
same date check-ins and
24-hour key-less entry.

All Rentals are no further
than 4 miles to the Beach

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