

OUR BRAND IS SERVICE

“Cunningham Group has been managing our properties for 5 years and things can’t go any smoother. Our properties were rented quickly and they stayed in touch during the process. We were originally out of state owners & it put our mind at ease knowing that our properties were taken care of by people who are honest and know what they are doing.”

SUE WOJICK

“Cunningham Group will get your property out there and will review and qualify any applicants to get you a very good tenant. His team does a great job managing your rental and deals with any problem that comes up quickly.”

DAVE HOLLINGSWORTH

“I have worked with the Cunningham Group for three years. They are top notch. They communicate frequently, provide fast turnaround on every aspect of purchase and management, and alert me to new opportunities as they arise. I’m a strong advocate!!”

BRIAN OPITZ

“Cunningham Group is a very competent property manager and conducts his business with the utmost professionalism. His expertise in the Las Vegas market enables him to provide highly insightful advice. You can count on him to be in your corner even when things don’t go as planned!”

LING WEI

“This group is very reliable in the things that they do. We have not seen our property for over 10 years. We only met with Kyle once, and the management is so knowledgeable that it is worry free for owners. Angie Lauters is very prompt in her email responses and very pro active in what she does. I highly recommend Cunningham Group for all your real estate needs.”

VICTORIA LAGUNDI

“Kyle will get your property out there and will review and qualify any applicants to get you a very good tenant. His team does a great job managing your rental and deals with any problem that comes up quickly.”

MELANIE BRAZIL



PROPERTY MANAGEMENT **SERVICE**



CUNNINGHAM REAL ESTATE GROUP

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HENDERSON, NV 89052
(702) 895-7777

WHY CHOOSE CUNNINGHAM GROUP

- RE/MAX is the #1 brand in the world for real estate.
- We believe in full transparency and provide 24/7 online access to all your property's accounting history, lease and documentation.
- We only market your home with professional photography across dozens of websites to get you the strongest rent value.
- We screen every tenant's credit history, residence history, eviction history, and verify employment.
- We are a boutique company with over 90% repeat or referral clients.
- We offer a guarantee - if you are ever unsatisfied with our service, you can cancel with 30 days notice.
- We maintain the highest standards of ethics - as indicated by our unblemished record with the division, board of REALTORS® and BBB.
- We inspect your home internally and provide photo reports on condition.
- 24/7 Emergency Line for your tenants to reach someone at all times.

PROPERTY MANAGEMENT SERVICE PLANS

GOLD PLAN 9% (or \$110/mo minimum management fee when leased)

- Collect rent and deposits
- Safeguard tenant security deposits in broker trust account
- Complimentary electronic deposit of your rent proceeds directly to your bank account.
- Process rental applications from prospective tenants
- Check rental applicants' qualifications with background checks, rental history verification, and credit checks, employment verification.
- Conduct a move-in walkthrough and move-out walkthrough detailed report and photos.
- Annual interior inspection of the property to check condition, compliance and deferred maintenance issues.
- Respond + resolve all tenant repair requests, managing vendors and invoices
- Repair invoices will be paid from your rental proceeds. We will forward payment on your behalf for repair invoices (at no additional charge)
- Provide 24/7, 365 days a year tenant communication line for emergencies.
- Provide free online account statements, receipts and reports. All available 24/7.
- Provide 5-Star client care, including quick response times to all client communication
- Pay any landscape and pool bills on owner behalf (if applicable)
- Respond to HOA violations, including coordination of resolution of open cases and documenting resolution.

PLATINUM PLAN (11% mgmt fee)

- PROVIDE ALL GOLD PLAN FEATURES
- Handle all billing related to the property and ensures bills are paid at no additional fee.
- Clark County Property Taxes
- Sewer Bill (Only Applicable outside City of N Las Vegas and City of Henderson)
- Homeowners Association Dues (up to 2 associations)
- Special Improvement or Limited Improvement District dues (SIDS/LIDS)
- Homeowners Insurance (must schedule billing to come to our office for this)
- Republic Services trash bill
- Coordinate (up to once annually) cosmetic repairs or improvements to the property, including bids for paint, flooring, kitchen, landscaping and other cosmetic improvements.
- Hire a professional photographer to re-shoot the property after any cosmetic renovations, as needed. (\$150 value)
- Coordinate and help owner with HOA Architectural Review requests (including acquiring neighbor signatures)

