

Property Management

Maples Realty & Auction, LLC

A property management experience that keeps you top of mind every time.

We guide tenants through a simple application process and thoroughly onboard property owners to guarantee a mutually beneficial and successful partnership.

There are over 150 rentals in Middle Tennessee currently in our care. We are honored to take on the responsibility that comes with keeping each property a safe, respected space by both its tenant and owner.

Trusted, certified professionals carefully inspect, repair, and maintain every property to preserve its value and condition. Owners can count on us to find respectful tenants who will appreciate the space as if it's their own. Any issues that arise for our tenants are always met with efficient, effective solutions.

End-to-End Property Management Services

Property Assessment

- Inspect the property and inform you of any issues so it remains in compliance with local housing regulations and investment property laws.
- Determine the current market rental rate based on inspection and comparable properties.

Tenant Management

- Field prospective tenant inquiries and conduct showings.
- Thoroughly screen prospective tenants (must meet credit, background, income, and rental history requirements).
- Coordinate with approved tenants to sign lease documents and collect security deposits.

Advertising

- Photograph and distribute listings across top MLS sites for maximum exposure.

Owner-Tenant-Vendor Coordination

- Collect rent and manage property fees (HOA, taxes, etc.).
- Provide a portal to streamline reports, payments, and communication.
- Track monthly income and expenses.
- Provide end-of-the-year 1099s with income and expense reports for taxes.
- Manage maintenance requests and vendor payments.
- Set up and pay utilities when a unit is vacant.
- Take care of property turnover (inspection, repairs, painting, cleaning, etc.).

\$300

initial
set up fee

10%

of gross rent
for occupied units

\$100

tenant
move out fee

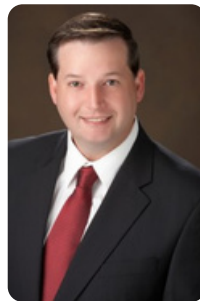
1/2

month's rent equivalent
for leasing-only option

**No
Vacancy
Fees**



Cindy Timmerman
Realtor &
Property Manager



Mitchell Smith
Realtor &
Property Manager

Get best-in-class service with a hometown touch. Our door's always open.

Contact us today!