



Eddie Miller, Partner
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Pristine Property Management is one of **Miami's & Fort Lauderdale's** premier full-service property management companies; representing clients living in various parts of the US, Europe & Latin America.

Whether you are a landlord/investor of a **single family home, condo, multi-family units, apartment complex or luxury property**, there is a great deal you can gain by having a full-service property manager take care of the day-to-day details. Managing tenants is not an easy task; however, **Pristine Property Management** has a dedicated **team of 10 professionals** & the experience to give you peace of mind that all is running smoothly.

Owner/Investor Services

- Understand & Facilitate Owner's Objectives
- Implement a 1, 3, & 5 Year Increased ROI
- Effective Communication
- Market Rent Surveys
- Marketing of Vacant Units
- Tenant Comprehensive Screening
- Lease Preparation & Signing
- Rent Collection
- Delinquency Monitoring & Control
- Enforcement of PPM/HOA Rules & Regulations
- Property Maintenance Inspections
- Monitor Lease Expirations
- Lease Renewals
- 3-Day Notices, Evictions & Legal Proceedings

Accounting Services

- Monthly & Year-End Accounting Statements
- Monthly Financial Statement Auditing
- Bill Payments - Mortgage, Insurance, Taxes, HOA, Utilities
- Security Deposit Escrow
- Delinquency Monitoring & Control

Maintenance Services

- In-House Therefore Cost Effective
- Responding to Tenant Requests
- Monday - Saturday Maintenance & Repairs
- 24 Hour Emergency Services
- Lawn Service & Landscape Installation
- Pest Control
- Detailed Site Inspections
- Preventative Maintenance Plans
- Renovations
- City/County Inspections & Compliance
- Improve Buildings Curb Appeal

Marketing Services

- Marketing of Vacant Units to Local Brokers
- Signage
- Customized Property Websites
- Social Media
- E-Mail Blasts
- Section 8 Databases (if appropriate)
- Trade Publications

Our business is built on the philosophy that each property is managed as if it were our own. With this as our foundation, **Pristine Property Management LLC** focuses on low operating costs, identifying quality tenants, property preservation, limiting vacancies, being solution driven & fantastic customer service.



Call Eddie today at 305 807 4045 or Aleksey 305 807 4068 (Español)

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