

# AMBASSADOR PROPERTY MANAGEMENT



## NOT EVERY LANDLORD WANTS TO BE PROPERTY MANAGER

Property management is hard work with long, unpredictable hours and possibly lots of phone calls from angry tenants. Ambassador Property Management personnel can help write vacancy ads, screen tenants, write up leases, collect rent, provide day-to-day maintenance, arrange for repairs and answer the phone in the middle of the night when a toilet gets clogged. Generally, property managers may typically charge more than ten percent of the monthly rent, however Ambassador Property Management tailors a contract suitable for your particular needs and budget even while working with your current Agent or your current occupants.

Landlords should choose their property managers very carefully. Experience is very important. Our staffing have excellent communication skills. Ideally, acting as an effective buffer between the tenants and the landlord and many times communicate the needs of both sides in an effective manner.

Being a landlord means virtually running your own business. Our personnel use special management software to keep track of their business expenses and income. We assist our owners to stay on top of bills, document expenses, and maximize tax deductions. In addition, we utilize a database with features like work order tracking, online tenant communication, tax compliance, accounting and reporting. When reporting is required during potential tenant compliance suits we defend you with quick and accurate records.

The best way to succeed as a landlord -- and avoid some of the biggest legal hassles associated with the profession -- is to minimize the risks involved. Ambassador Property Management is properly insured and makes sure that your property exceeds the minimum standards set by the state and local building authorities.

Here at Ambassador Property Management we offer training programs Realtors to navigate legal issues and evolving regulations related to owning and managing property. We treat our clients, tenants, and affiliates with respect, therefore avoiding the pitfalls of discrimination and Federal Fair Housing Law guidelines. As members of the National Association of Residential Property Managers our personnel are trained in techniques for improving relationships with tenants, maintaining properties, using the authorities to help root out criminal behavior in their rental units and improving property values. **Why wouldn't you want us on your side?**

## SERVICES AVAILABLE

### PROPERTY MANAGEMENT SERVICES

Our property management services go beyond that of our competition. Our fees are competitive yet our service is beyond expectation. We shoulder any burden on your behalf and arrange resolutions to any issues that should arise.

### EVICTIION TENANT SERVICES

Some owners find themselves with problematic tenants and non compliant occupants. Our staff handles all situations professionally and according to the Texas State Property Code, however we are known for persistence and our strict management style.

### FORECLOSURE AVOIDANCE

We understand there are many owners who do not wish to be landlords and are forced to be during this hard economical time. Don't let unexpected expenses force you into foreclosure. Set up an appointment to discuss your options. What if we bought your house and you were able to stay in it! We have experts in short sales, buy out programs, and many other options that are not offered anywhere else.

### PLUS MORE.....

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[www.ambassadorproperty.com](http://www.ambassadorproperty.com)

**\*\*DISCLAIMER \*\*** *If you are currently working with a property management company please disregard and consider our services in the future.*