

Join Our Family of Clients

*Established in 1997 and located in Downtown Upland and Hemet,
The LaBrada Group, Inc., serves the San Gabriel Valley,
Inland Empire, Moreno Valley, and Hemet.*

Our Lease and Management Services

FULL MANAGEMENT OPTIONS

- Advertise Vacant Properties - including taking photos, internet advertising on thelabradagroup.com, Craigslist.com, REALTOR.com, Zillow.com, Trulia.com, Social Media and more web portals.
- Submission to the Multiple Listing Service
- For Lease Sign, Fliers and Slide Show
- Handle All Telephone Inquiries and Leads
- Show Perspective Tenant Property
- Vetting Tenant: Review and Verify Information in
- Rental Application: verifying employment, previous rental history, credit, background, income and analyzing long-term tenancy probability. Generally, minimum FICO score of 600 and must have verifiable income of 2.5 time the rent amount.
- Make Tenant Recommendation
- Prepare and Execute Lease Agreements
- Meet with New Tenant for Lease/Rental Agreement Review and Signing
- Represent Landlord at Move-in - take pictures and written move-in form

The LaBrada Group

Real Estate Services



No Upfront Costs/Fees

FULL SERVICE

LEASE & MONTHLY MANAGEMENT

50% of the First Month's Rent for Lease Fee plus
\$125 Monthly or 8%, whichever is LESS.

LEASE ONLY OPTION

6% of First Year's Lease

MULTI-UNITS / MULTI-FAMILY BUILDINGS QUOTE

Call 909-981-3500 for your quote!

ADDITIONAL FULL MANAGEMENT

- Collect Monthly Rent and any Late Fees, Serve Three Day Notices, Drive-bys, etc.
- Pay Monthly Bills
- Monthly Owner Statements
- Handle Repair Issues - 24 Hours a Day
- Hire and Supervise All Gardeners, Cleaning Services, Maintenance Issues, etc.
- Manage Your Property Just As Owner/Broker, Rudy LaBrada, Manages His Own Investments!

What We Can Do For You



INSPECTIONS

Exterior inspections of all properties are conducted on a minimal monthly basis. Multi-unit properties are often inspected more.



ACCOUNTING

The Company provides full accounting functions utilizing Appfolio Property Management Systems and is held in a Broker's Trust Account over-seen by the Bureau of Real Estate. You select how often you wish to have written reports sent to you, how often you want to take owner draws, and how bills are handled/paid. We will pay expenses associated with your property.



EXPENSE CONTROL

You set the limit (often \$300) as to the amount that The LaBrada Group, Inc. can spend for maintenance and repairs. Any expenditures beyond that limit must be authorized by you.



VENDORS

We use only unrelated, independent vendors and contractors. This assures that competitive rates are received for all work and services.

CONTACT THE LABRADA GROUP, INC. TODAY!

Corporate Office: 155 East C Street, Suite D - Upland, CA 91786 | 909-981-3500

Hemet Office: 175 N. Cawston Avenue #165 - Hemet, CA 92545 | 951-282-3456

www.TheLaBradaGroup.com

DRE License #02087854

The LaBrada Group's management of properties within our target areas allows us the ability to properly service and be very familiar with market conditions, thereby minimizing vacancies and maximizing rents. We take pride in our services and have successfully managed a variety of single family home and multi-family buildings.

We look forward to working with you!