



**rental zebra**  
renting so simple, it's black & white

Rental Zebra brings more than 10 years of superior property management to the Central Valley (and beyond). We focus 100% on rental properties so you know your home is being taken care of! Our team of expert professionals are timely and personable. We want to understand your investment goals so we can chase them for you. We manage nearly 900 properties, with more than 500 in the Merced area alone. We're valley born and valley raised. We love the 209 and take pride in the housing we manage for our community. Rental Zebra is family owned and operated and the partners are intimately involved in every day aspects and management of the business.

**Compliant Licensing and Legal:**

As an investment property owner, you are subject to the state of California tenant/landlord laws and regulations. These laws change frequently, they are complex, and they can be difficult to understand. Rental Zebra has the proper licensing in place to ensure you and your property are managed within the confines of the states' laws. We also have access to the California Association of Realtors (CAR), California Apartment Association (CAA), and the National Association of Real Property Managers (NARPM) legal council to help us ensure we navigate any difficult situation properly. In short, we provide guidance to ensure you and your property will be protected and compliant. We are also civically engaged and friendly with our local, state and nationally elected officials.

**Relevant Advertising:**

We advertise on over 80 of the most searched rental websites, pre-marketing properties and quickly moving the MOST qualified tenants into your home. Rental Zebra is well informed on market rents and continuously performs analysis to ensure you're receiving top dollar to maximize your investment. As the leading landlord in Merced, our recommendations are based on experienced and expert market knowledge.

**Thorough Tenant Screening:**

We conduct an incredibly thorough background check including criminal records, bankruptcy history, credit scores, and past rental history. We verify income and employment and require that all households meet a minimum 3:1 income to rent ratio.

We do NOT rent to anyone with an active bankruptcy nor prior eviction on record. If credit scores are low, we can require a double deposit and/or a co-signer or deny altogether. We require a copy of a government issued identification and social security numbers along with emergency contacts. We want all of our tenants to be set up for success. Rental Zebra takes swift action if tenants are late paying. A secondary address is required which allows us to more successfully send accounts to collections. Collections begin with our in-house collections team, then we outsource the service if unsuccessful quickly. We never give up on securing money for you. Tenants are required to carry liability insurance to protect your home.

**Preventative Maintenance:**

All maintenance requests are submitted online and handled in an expedited manner. Our arsenal of vendors is reliable, affordable and fabulous to work with. Given our business volume, we receive priority treatment and the best pricing available. We proactively take care of your properties and conduct quarterly drives of homes to ensure exteriors are being maintained. If not, we ask tenants to clean up the exterior or we do it for them at their expense. Annual inspections are performed to ensure the integrity of your property and make suggestions as to retaining tenants or terminating them, ahead of lease expiration. Simultaneously, an updated market analysis is provided suggesting new rents rates and maintenance opportunities.

**Firm Rent Collection:**

All rent is collected online, a simple convenience for tenants. We issue 3-day notices to pay or quit by the 6th of the month without fail, should the tenant not pay by 5PM on the 5th. We know this is your investment and make every effort to collect funds so that you receive your investment check on the 15th of the month. We are personable but firm with tenants. This alone alleviates headaches for investors and generally covers the expense of hiring a property management company.

**Minimal Owner Fees:**

Rental Zebra charges a 10% monthly commission on rent. Beyond that, we charge very little. We assess \$100 for the annual inspection. You may elect to have more frequent inspections if preferred. There is an annual accounting fee of \$100 and that ensures you access to an owner portal with monthly statements along with yearly accounting documents easily shared with your or directly with your accountant. We mark up any work necessary *during vacancies only* by 10%—we also give you the option to manage that work if you prefer. Know that because of our preferred vendor relations, we will very likely save you more than that management fee. Otherwise, the cost to manage your property and maintain it is simply 10% of the monthly rent—in other words we do not mark up any maintenance work during a tenancy, nor do we charge for marketing or

leasing your property. If an eviction is necessary, we pass along \$250 to manage the process and represent you in court.

<i>Service</i>	<i>Fee</i>
Screening	\$0
Marketing	\$0
Leasing	\$0
General Maintenance Mark up (occupied properties)	\$0
Annual Inspection	\$100
<i>Vacancy ONLY</i> Repair Management	10% of Repairs
Monthly Management	10% of Rent
Eviction Management (only if goes to court)	\$250
Annual Accounting Fee	\$100

No matter the circumstances, we do the right thing, solve problems confidently, and listen to and care for all of our unique customers. We'd love for you to join the Rental Zebra family.

For more on our current listings and to meet our team, you can visit our website at [www.rentalzebra.com](http://www.rentalzebra.com). You can reach Erin directly with any questions at (209) 425-4073 or via email at [erin@rentalzebra.com](mailto:erin@rentalzebra.com). As a start, we are happy to provide a complimentary market analysis with rent suggestions, visit your property to acknowledge health and safety opportunities and provide information on current market trends.