

Buffalo City Living, LLC



- We carry insurance for commercial general liability up to \$1,000,000 per occurrence and \$2,000,000 aggregate.
- Our property management company possesses both a [Real Estate Broker License](#) and [Commercial Contractor License](#) for the repairs and renovations to our managed properties (we can pull our own construction permits).
- Our full-time maintenance crew works exclusively for Buffalo City Living (they are real payroll employees, not subcontractors).
- Our company and our crew are [United States EPA Lead-safe Certified](#) for Renovation, Repair, and Painting practices.
- We offer a month-to-month Property Management Agreement (making it easy for clients to hire us with no long-term commitment).
- We sign a Fixed-term Lease Agreement with all of our tenants (to reduce vacancy loss and protect the legal rights of our clients).
- We are a retail sales outlet with a [NY Certificate of Authority](#); we follow the letter of the law by collecting sales tax on the sale of materials and services to our clients.
- Our management office is conveniently located on a major commercial corridor in the City of Buffalo ([1555 Hertel Ave, Buffalo, NY 14216](#)).
- Our maintenance crew is available to provide 24/7 emergency services to tenants and property owners on-contract.
- We utilize state-of-the-art property management software which enables our property managers to coordinate tasks and share information. Property owners and tenants are given unique login IDs to access our website 24/7 for financial reporting, file sharing, and submitting maintenance requests!
- For properties already rented, we will work to uphold the existing terms between you and your tenants. If we are filling a new vacancy, we would advertise and screen applicants before offering the vacancy to a new tenant. When an applicant accepts our offer, we meet with your (approved) tenants, have them sign a rental agreement, then send a copy of the agreement to you and all parties involved in the contract.
- At the end of each month, you will receive an electronic invoice from our office for:
 - Monthly retainer fee
 - Billable labor (You will be billed at an hourly rate for all consulting, administrative duties, and property maintenance, including things like fixing a leaky faucet, replacing a broken window pane, painting, mowing the lawn, and snow removal in the winter when necessary. In non-emergency situations, you will receive itemized estimates in advance of our conducting repairs. In such non-emergency situations, we require a 75% deposit in advance of scheduling repair and maintenance tasks.)
 - Materials
 - Applicable Sales and Use Taxes
- Please note that our company has unlimited access to some highly effective internet advertising channels, including the Multiple Listing Service, [Trulia](#), [Zillow](#), [Craigslist](#), and [Hotpads](#). If you have a vacant units for rent, you will sign a listing agreement with Christopher Mekker, Licensed Associate Real Estate Broker.



Real Property Management Greater Buffalo

- Comprehensive Marketing & Advertising
- On - Going Communication
- Thorough Tenant Screening & Selection
- Full- Service Leasing
- Timely Rent Collection
- Regular Inspections
- Cost- Effective, Reliable Maintenance
- Strict and Complaint Evictions
- Comprehensive Accounting

C&M Rental

- Process all tenant applications, tenant screening, and tenant placement
- Services covering capital improvements, rehab, renovations, and remodeling available
- Single point of contact for owner, tenant, and 3rd parties
- Manage all listings, marketing, advertising and open houses for all property vacancies

Ciminelli

- Tenant Retention
- Preventive Maintenance
- Construction Management
- Equipment Repairs/Replacement
- Bank Equipment Maintenance
- Web-based work order management system to coordinate, schedule and document all service requests and responses
- Provide you with customized reports that tracks performance and ensure a seamless and measurable maintenance experience

McGuire Development Company

- Physical Maintenance
- Tenant Requests
- Cost Savings
- Administration
- Capital Needs Planning
- Risk Management
- Construction

Buffalo Property Management and Real Estate Rentals

- Handle all rentals with background, credit, job, and security checks with our software programs
- 1 month free for all clients that sign with us for 1 year
- Free assessment



Dasa

- Research and set fair market rent to maximize monthly income and maintain low vacancy rates
- Collect and deposit monthly rent payments on time
- Proactively market vacancies; locate and manage best residents
- Maintain integrity of properties with well-planned maintenance schedules
- Manage vendor and supplier relationships
- Ensure compliance with housing regulations and property laws
- Enable WNY property investments for clients in diverse and distant locations
- Random property visits ensure residents abide by guidelines and expectations
- Proactive maintenance by in-house professional contractors eliminates costly repairs, saves money, and increases tenant satisfaction / respect for property
- Licensed trades are sub-contracted, as specialization needs arise
- Vendor and material costs are routinely scrutinized and negotiated for optimal savings
- Trusted relationships with suppliers and volume purchases leverage Dasa's buying power
- Vendors and suppliers are never single-sourced; back-up contingencies eliminate wasted time and bottlenecks
- High occupancy rate due to advanced scheduling and workload balance
- Vacancies are aggressively advertised at market rate
- Potential residents are carefully screened
- Sales professionals quickly close deals with best candidates



LightHouse Management

- Our management fee is for our basic oversight of your property – which includes rent collection, meeting with tenants, leasing, leasing renewals, ‘walk throughs’ and annual inspections. The management fee is 10% of the rent collected. It is important to note that we charge only on the rent collected during the month and not on the rent due. In other words, we get paid based on our performance for you.
- The tenant placement fee is the fee we charge when we locate a tenant for your unit. This is not a regularly occurring fee and is only charged when we fill a vacancy for you. It covers the cost of advertising, showing, and screening the tenants. The fee is based on the rent charge and equal to monthly rent amount. If rent is \$500, the tenant placement fee is \$500; if rent is \$900, the tenant placement fee is \$900.
- We have our own in-house maintenance company, LMP Maintenance Inc. LMP is a contractor licensed through the city of Buffalo. It handles everything from daily service calls (e.g. no heat, running toilet, etc.) to apartment turn-over repairs like painting and cosmetic renovations, to full scale renovations, by using its team and its trusted partners of licensed Master Tradesmen.

MPG Properties

- Tenant screening, selection and consultation.
- 24 hour emergency maintenance.
- Lawn service.
- Snow removal service.
- Snow removal service.

Rondinelli Property Management

Sinatra & Company Real Estate

JMN Property Management LLC