



LET US BE YOUR RESOURCE IN PROPERTY MANAGEMENT!

When you have clients who are investors, absentee or out of state, or listings that are not selling, we can help you and your client. Spaces offers stellar rental management services, which provide your client additional options, and offers referral income for you through our Realtor® Referral Program. Most importantly we offer you, as the agent, a guarantee that in the event the owner you referred to us later wishes to sell the property or to buy a home, we will refer them back to you.

HOW DOES OUR REALTOR® REFERRAL PROGRAM WORK?

Agents who work with our Realtor® Referral Program benefit not just financially but professionally. Your client's perception of you is enhanced when you offer professional service through us since that is not your professional focus. Your client will feel secure knowing that you, as their agent, will deal with them in the future if they wish to sell. As the referring Realtor, you will:

- Receive 25% of the first month's rent when Spaces leases and manages a property you refer.
- Receive \$150 for referring a management account already leased.
- Receive \$200 for referring a tenant that signs a 12-month lease.
- Be guaranteed that all referrals are protected. When your owners are ready to sell, we refer them back to you to list and sell the properties!

SITUATIONS THAT MAY BE A GOOD TIME TO REFER YOUR CLIENT:

- After reviewing the CMA on the listing appointment, it is determined that the seller is underwater on the property and needs to wait for the value to come up. Instead of missing an opportunity, refer them to us to rent it for a year or two while the value increases and when they're ready to sell, we'll send them back to you. Meanwhile, you've given them an option that allows them to pursue their plans, move out of the home, have their current mortgage covered with rent, and hopefully sell them another home.
- You have a listing that is expiring, and the seller doesn't want to renew. Offer your client a solution that allows them to move as planned by referring them to us rent and manage the home. Once they are ready to try selling it again, we will send them back to you.
- You are working with a buyer who is purchasing houses strictly as an investment property which they intend to rent. Many investors want the rewards of rental income without the hassles of managing tenant relationships. Recommend a reputable property management company that can alleviate them of the burden. If they ever decide to purchase additional properties or sell the ones they have, we refer them back to you.
- You currently manage a few homes because you feel like you have to in order to keep your client. This frequently happens where a Realtor® has a client buying investment properties. We can work with you to transfer those to our management with the owner, pay you the referral fee, and guarantee you will be protected by referring them back to you when they want to buy or sell.

THEY LIKE US. THEY REALLY, REALLY LIKE US.

See what our customers have to say about our property management services.

"Spaces has done a good job of managing my rental properties over the years. They keep them occupied with quality tenants and maintain good communication with me."

-Jim Mills, Multiple Unit Condo Owner

"I chose 10 because I've always received excellent service from everyone I have been in contact with. Spaces does a great job taking care of my units for me and I appreciate the service."

-Bart Briety, Property Owner

"Spaces is a first-rate property management company and we have been very pleased with their services. Spaces staff are professional, diligent, and attentive. If you need a property management company to manage or lease a property, we highly recommend Spaces."

-John Vincent, Multiple Property Owner

"I think Spaces and you in particular have been doing a great job in renting my apartments named The Strip. I would recommend your company to anyone needing a management company for their apartments."

-Gordon Miller, Apartment Complex Owner