

Property Management Services:

AMS Realty, Inc. appreciates your consideration as Property Manager for your home! It is our goal to maximize your rental income and occupancy rates. AMS Realty, Inc. has been managing Rental Properties for over 20 years in Ventura County!

AMS Realty, Inc. specializes in single-family homes, condos and townhomes. Our Ventura office services the following cities:
Ventura, Oxnard, Camarillo, Carpinteria, Santa Paula, Fillmore, Ojai, Thousand Oaks, Simi Valley, Moorpark.

We offer two levels of Management Service: Full time and One Time management, which are described below.

Full Time Management:

- Free placement on our rental list, located on our website.
- Free Rental Signs placed on property.
- Free placement on Trulia, Zillow and other rental websites, as well as MLS.
- Owner is responsible for newspaper ad costs.
- Licensed Real Estate Agent acting as full time property manager, working under supervision of licensed Real Estate Broker.
- Showing of property when it is available for rent.
- Extensive Tenant screening involving credit history, eviction history and criminal background.
- Preparation of Lease documents written and approved by the Bureau of Real Estate.
- Establishment of Rules and Regulations/policies with Tenant.
- Maintenance repairs to property by AMS Realty, Inc. Maintenance Division, which ensures quality and cost efficacy for Homeowner.
- Any repair that is beyond the scope of work for our Maintenance Division will be performed by a trusted and vetted vendor from our “preferred vendor list”. We have great working relationships with local licensed vendors so that we can ensure the quality of work done on your home.
- Expenses for your property will be documented and paid through monthly rental income by accounting department. This includes but is not limited to any invoices, HOA payments, utility payments, etc.
- Complimentary Annual Safety Inspection of your unit to ensure Tenant is taking care of property and there are no inherent life safety risks present in unit.
- Our monthly fee starts at 8% of total rent.

One Time Management Services:

If you prefer, AMS Realty, Inc. offers a “one-time” management contract, in which we screen and find a Tenant for you and you take over management of your property from there. Our services include:

- Free placement on our website under our rental listings and MLS, as well as Trullia, Zillow and other rental websites.
- Appointment scheduling and showing by a licensed Real Estate Agent to show your property.
- Free Rental Signs placed on property.
- Extensive Tenant screening involving credit history, eviction history and criminal background.
- Preparation of Lease documents written and approved by the Bureau of Real Estate.
- Establishment of Rules and Regulations/policies with Tenant if unit is in an HOA.
- Owner is responsible for newspaper advertising costs.
- Commission is 50% of first month's rent.
- Lease periods will either be 6 months or 1 year, depending on what Homeowner wishes.