



FULL LEASING SERVICE & PROPERTY MANAGEMENT

At Griffin Locations, we provide comprehensive leasing and property management designed for a seamless, stress-free experience.

Our service is tailored for landlords who desire a completely hands-off approach with full broker oversight from marketing to move-in, along with the assurance of professional care well beyond the lease signing.

Enjoy true peace of mind while we handle every detail with integrity and precision. Manage less and live more. That's a Great Lifestyle.



UPFRONT COST: \$1199
(LEASING + ONBOARDING COMBINED)

WHAT'S INCLUDED:



Professional Broker Services



MLS + Syndicated Platform Marketing



Tenant Inquiry Management



Comprehensive Application Screening (credit, background, rental history)



Lease Negotiation & Compliance Support



Smart Keybox Installation + Yard Signage



Tenant Onboarding



Document Preparation & Lease Execution

No additional fee to onboard a tenant who comes to us directly unrepresented. Griffin Locations represents the landlord. Landlord covers commission for a tenant's agent (typically ~50% of one month's rent, and all commissions are negotiable).



ONGOING MANAGEMENT

10% OF MONTHLY RENT

WHAT'S INCLUDED:



Rent Collection & Owner Disbursement

Monthly rent collected and securely transferred to your designated account.



Lease Renewals

Includes communication with tenant and preparation of renewal documents to align with your investment goals



Compliance Monitoring & Tenant Relations

Ongoing oversight to help ensure adherence to lease terms, fair housing compliance, and positive communication.



Maintenance Request Handling + Vendor Coordination

We triage tenant requests and coordinate with trusted service professionals on your behalf.



Annual Inspections

Visual condition assessments to monitor property upkeep and tenant care.





TENANT REPLACEMENT & RE-LISTING

When a tenant completes their lease term and chooses not to renew, we provide a seamless re-listing process to help secure your next renter quickly and professionally. This ensures your property stays actively managed and market-ready without disruption to service or oversight.

RE-LISTING FEE:

\$399 one-time fee to place the property back on the market

DURING VACANCY:

\$99/month management fee while the home is unoccupied

Adjusts to **10% OF RENT** once a new tenant is placed

With Griffin Locations, your property receives white-glove attention from listing through long-term management. Our commitment is to protect your investment, elevate its presentation, and simplify your experience. Manage less, live more, and embrace your Great Lifestyle.



PREMIUM LISTING OPTIONS



HOME PREPARATION & PRESENTATION

- **Professional Staging:** Full or partial staging to highlight your home's best features.
- **Virtual Staging:** Digital furniture and décor for online marketing.



MARKETING ENHANCEMENTS

- **Drone Photography & Videography:** Aerial shots to capture home and neighborhood views.
- **3D Virtual Tours or Matterport:** Interactive walk-through experience for online buyers.
- **Professional Floorplans:** Scaled layouts to help buyers visualize space.



CONVENIENCE SERVICES

- **Cleaning Service:** Pre-listing deep cleaning or ongoing touch-ups during showings.
- **Landscaping & Curb Appeal Refresh:** Lawn service, mulch, flowers, and exterior polish.