

**20% off ALL Products until November 30, 2011**

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## **PropertyManagementToolbox.com**

Forms, checklists, lease, procedures, policies, letters.  
Everything you need to run a management company.

## **PropertyManagementLifecycle.com**

The Property Management Life Cycle (PMLC) is a control panel of sorts, used to organize the often chaotic mess of property management, as well as being a collaboration tool so that everyone in an organization has a central place for securely storing and accessing files from any device with a web browser and an Internet connection and from anywhere in the world. All of this is wrapped nicely in a revolutionary interface that makes it easy for you and your staff to find the documents and files you need, when you need them.

The Property Management Life Cycle interactive system lets you organize your management world in a simple, systematic way that even your new hire will be able to understand. It's based on the natural cycle of processes every manager goes through when they manage a property. It starts with *Marketing for Owners* and ends with *Terminating the Property*. It gives the company owner a place to put every thing they want their staff to find when and where they need it, and it allows the broker to control what their staff uses in the course of managing for them.

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## **Disclosure Language from Management Agreement**

All rent belongs to the Owner; all other fees, including but not limited to application fees, late fees, collection and administration fees, bad check charges, forfeited reservation deposits and interest on escrow accounts shall be the property of Agent.

Agent may pay (and receive) referral fees, commissions, co-op commissions, rebates and bonuses to (and from) outside real estate agents, tenant referral companies, rental relocation companies, multiple listing companies, builders, developers, home warranty companies, banks, contractors and vendors who assist Agent in the marketing showing, monitoring, leasing, managing and maintaining of the Property, including companies where Agent may be a member, owner, agent, broker, stockholder or partner.

# Laws that Govern Leasing Resource Page

## Links to laws, articles and sites to help you with leasing in Georgia

### Federal

**Fair Housing Act** [http://www.fairhousing.com/index.cfm?method=page.display&pagename=FHA\\_fha](http://www.fairhousing.com/index.cfm?method=page.display&pagename=FHA_fha)

**Fair Credit Reporting Act** <http://www.ftc.gov/os/statutes/031224fcra.pdf>

**FTC Red Flags Rule** <http://www.gpo.gov/fdsys/pkg/BILLS-111s3987enr/pdf/BILLS-111s3987enr.pdf>

### **Lead Based Paint Laws**

[http://www.disasterhousing.gov/offices/lead/library/enforcement/24CFR35\\_SubpartA.pdf](http://www.disasterhousing.gov/offices/lead/library/enforcement/24CFR35_SubpartA.pdf)

**Americans with Disabilities Act** <http://www.ada.gov/cguide.htm#anchor62335>

**Service Members Civil Relief Act (SCRA)** <http://www.servicememberscivilreliefact.com/help/textact.pdf>

**Renters Rights in Foreclosure Laws** <http://tenantstogether.org/downloads/S.896RenterProtections.pdf>

### State

**Megan's Law** <http://www.megans-law.net/Georgia-Megans-Law.asp>

**State Fair Housing Laws** <http://www.gceo.state.ga.us/gfhl.htm>

**Georgia Landlord Tenant Act** <http://secure.uslegalforms.com/lawsummary/GA/GA-864LT.htm>

**Flood Disclosure** (part of the Georgia landlord tenant)

**Real Estate Licensing Commission** <http://www.lexisnexis.com/hottopics/gacode/Default.asp>

**Agency Laws** (part of the Georgia Real Estate Commission licensing law)

**Contract Law** (part of the Georgia Real Estate Commission licensing law)

**State Trust Account Laws** (part of the Georgia Real Estate Commission licensing law)

**Government Subsidized Housing** [http://www.access.gpo.gov/nara/cfr/waisidx\\_00/24cfr982\\_00.html](http://www.access.gpo.gov/nara/cfr/waisidx_00/24cfr982_00.html)

**Stigmatized Property Laws** <http://www.grec.state.ga.us/articles/stigmatized.html>

### Affiliations

State Association of Realtors <http://garealtor.com/>

Multiple Listing Service

Broker policy guidelines

### Local

Local Zoning Laws, Local Rental Property Laws, Fire and Building Codes, HOA Covenants

### Business Sites to consider

[www.AtlantaInstituteOfRealEstate.com](http://www.AtlantaInstituteOfRealEstate.com)

[www.NARPMGA.org](http://www.NARPMGA.org) (Georgia chapter)

[www.GeorgiaLandlordInsurance.com](http://www.GeorgiaLandlordInsurance.com)

[www.PropertyManagementToolBox.com](http://www.PropertyManagementToolBox.com)

[www.nationalrealestateeducation.com](http://www.nationalrealestateeducation.com)

[www.NARPM.org](http://www.NARPM.org) (national organization)

[www.nationaltenantnetwork.com](http://www.nationaltenantnetwork.com)

[www.FindMeARenter.com](http://www.FindMeARenter.com)

[www.CrownInvestorInstitute.com](http://www.CrownInvestorInstitute.com)





## NATIONAL TENANT NETWORK

Started in 1980, NTN is the nation's oldest, national resident screening company. In a recent survey of independent landlords and management companies conducted by the national agency HMH ([www.thinkHMH.com](http://www.thinkHMH.com)), NTN offices were identified as providing the *ultimate* in customer service and the NTN national organization as having the best screening data available today. NTN is a nationally recognized leader in resident screening and leasing services and has been covered and recommended by CNN and NBC News. NTN was recently voted top investment brand for 2011 by the editorial board of Personal Real Estate Investor Magazine.



### NTN Data

NTN screening data is compiled by NTN offices using NTN standards of timeliness, detail and accuracy. With rock solid screening data available to you in seconds you are able to make more accurate and consistent decisions about each and every applicant, and over time increase your operating efficiency and cash flow as well as avoid liabilities.

### NTN Reports and Leasing Services

NTN is redefining what you can expect from a national resident screening service. No matter what your level of inquiry or management responsibility, NTN will deliver solutions that meet your specific requirements. NTN's traditional, proprietary screening product, the **NTN Tenant Performance Profile**, identifies the four most costly tenant problems instantly and always accompanies NTN DecisionPoint. **NTN DecisionPoint**, a fully customizable decision-making product analyzes your applicant's credit and tenant history background in 15 seconds. **NTN SecureLease** and **NTN SecureApp** maximizes leasing efficiency. NTN products and services are redefining how you manage your business, helping you work smarter in every aspect of growing your business.

### NTN Mission

There are huge demands on managers and property owners today. Multiple decisions must be made about applicants in a limited time span—decisions critical to protecting and growing your investment. NTN earns its reputation as the resident screening services industry leader by offering more critical information, more comprehensive reports and analysis and more personalized service through a working relationship with every subscriber.

### NTN Exclusive Industry Partners

- Promas Rental Property Management Software*
- Crown-Georgia, Certified Residential Management Company (CRMC) (MPM)*
- CoSignMyLease.com*
- RentalAds.com*
- Landlord.com*
- RentalHomePros.com*
- Rentegration.com*

**How to get the  
Crown Student Discount**

Contact Cheryl at 770-517-3456 or [cnydam@ntnonline.com](mailto:cnydam@ntnonline.com)  
And tell her you want the "Crown Special".  
If you are a small manager, there is no discount.  
If you are setting up a business account, she will waive the \$100 set up fee.

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# NTN

# DECISIONPOINT

NTN DecisionPoint provides the subscriber an applicant score based not only on a full credit analysis, but also the tenant performance factors of eviction and lease violation history.\* In addition, to determine the applicant's stability, we evaluate longevity of employment and longevity of residence leading to a higher probability of overall resident retention.

## BENEFITS

NTN DecisionPoint provides YOU, the subscriber, with:

- Verification of the information provided on the rental application;
- NTN default standards, built into the programming, to fully evaluate the applicant and produce a fair and meaningful score;
- The ability to customize certain credit and tenant-performance settings in accordance with your own acceptance criteria;
- A rental recommendation, which you are free to override;
- A rejection letter, fully compliant with the FCRA laws, if applicable;
- Alerts which emphasize areas of possible concern, including the existence of public records; and,
- A "messages" section to assist you in understanding the report's results.

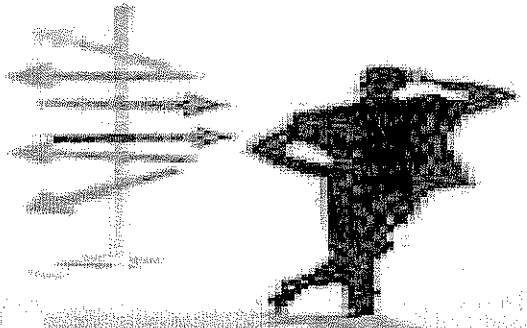
## What you get:

- All of the information you need to make a sound rental decision - presented in a clear and easy-to-understand format - comprehensive - objective - and in plain English.
- Eliminates the task of reading and understanding complex credit reports.
- Eliminates the need for a credit bureau required inspection.
- Eliminates inconsistent decision-making by standardizing your decision-making process. Minimizes the potential for claims under the Fair Housing laws.
- Eliminates the potential for sensitive consumer data falling into the wrong hands.

The standards of NTN DecisionPoint also address the problems of credit fraud, identity theft and mishandling of credit reports. Identity theft is America's fastest-growing crime. Last year alone, more than 18.9 million Americans were victims of identity theft, a crime that cost them roughly \$54 billion.

\* criminal background checks are excluded from the analysis

**MAKE A SOUND RENTAL  
DECISION.**



## RESULTS IN

A FULL ANALYSIS OF THE APPLICANT'S  
BACKGROUND AND A  
RENTAL RECOMMENDATION.



**CONTACT NTN TODAY**  
FOR MORE INFORMATION

TEL: 800.228.0989  
FAX: 800.340.1116  
E: [NTN@NTNONLINE.COM](mailto:NTN@NTNONLINE.COM)

# NTN DecisionPoint

INSTANT RESIDENT SELECTION SYSTEM

Screened For: XX 001 - ABC Properties

05-Apr-2011

### Applicant Information

Consumer, Jonathan  
123 Main St  
Portland, OR 97202

SSN \*\*\*-\*\*-3388  
DOB 10-Jan-1971

Income \$2,000.00  
Months at Residence  
Months at  
Employment

Rent \$500.00  
15  
60

### Rental Recommendation - Based on subscriber's employment, residency and applicant score acceptance criteria.

Accept with Conditions Rent to Income - Accept applicant  
Score - Accept with cosigner

### Analysis Results

Rent to Income Multiple Exceeds Requirement	Time at Residence Exceeds Requirement	Time at Employment Exceeds Requirement	Applicant Score 58
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Applicant Score based on analysis of tenant performance information, public records and retail credit.

### Verification of Applicant Information

Applicant has retail credit report:  
Applicant social security number matches retail report:  
Applicant date of birth matches retail report:  
Applicant current address matches retail report:  
Applicant previous address matches retail record:

Confirmed  
YES/Addnl SSN  
Confirmed  
Confirmed  
Not Confirmed

Acceptable  
(100-80)

Conditional  
(79-50)

Reject  
(49-00)

### NTN DecisionPoint Alerts

Additional Addresses Screened see NTN Tenant Performance Profile  
10655 Birch St Burbank CA 91502  
1314 Sophia Ln Santa Ana CA 92708  
2600 Bowser St #312 Los Angeles CA 90017  
Additional Names (aliases) Screened see NTN Tenant Performance Profile  
Jonathan Smith Jones Jr

### Tenant Performance Information

see NTN Tenant Performance Profile

Name/Location	Date	Information Reported
Consumer, Jonathan (10655 N Birch ST)	01-Apr-2010	NSF Rent Checks
Consumer, Jonathan (10655 N Birch ST)	01-Apr-2010	Issued Notice to Vacate

### Public Records

see NTN Tenant Performance Profile

Action	Date of Filing	Disposition
Consumer, Jonathan Q (9301 Sagert)	15-Dec-2010	Dflt Restitution \$925

### Messages

Tenant Performance caused the NTN DecisionPoint score to be reduced by 15 points  
Eviction filing caused the NTN DecisionPoint score to be reduced by 20 points

### Custom Criteria Used in Calculating the Applicant Score

- If present, Chapter 7 bankruptcy within last 24 months rejects applicant
- If present, Chapter 13 bankruptcy within last 24 months rejects applicant
- If present, medical collections are ignored
- If present, collections less than \$100 are ignored

End of NTN DecisionPoint

**How to get the**  
**Crown Student Discount**  
 Contact Cheryl at 770-517-3456 or [cnydam@ntnonline.com](mailto:cnydam@ntnonline.com)  
 And tell her you want the "Crown Special".  
 If you are a small manager, there is no discount.  
 If you are setting up a business account, she will waive the \$100 set up fee.

# NTN Tenant Performance Profile

Screened For: XX 001 - ABC Properties

05-Apr-2011

## Applicant Information

Consumer, Jonathan SSN:\*\*\*-\*\*-3388  
123 Main St  
Portland OR 97202

Names Screened: Consumer, Jon\*; Jones, Jon\*

Databases for Search: Southern California; Oregon/Washington

## Additional Addresses

10655 Birch St Burbank CA 91502  
1314 Sophia Ln Santa Ana CA 92708  
2600 Bowser St #312 Los Angeles CA 90017

## Eviction Filing Data

All Civil Court Records are filed by NAME ONLY. This makes it impossible to be certain that the following filings involve your applicant. Please call the plaintiff listed for more information.

15-Dec-2010 Case Number: 00F015921EV  
Def: Consumer, Jonathan Q SSN:\*\*\*-\*\*-3388  
Pla: Tualatin Heights Apts 503-555-5555

Dflt Restitution \$925  
9301 SW Sagert St Tualatin OR 97062  
County: Washington

## Tenant Performance/Lease Violations

Consumer, Jonathan SSN:\*\*\*-\*\*-3388  
Subscriber: Melissa Evans  
01-Apr-2010 NSF Rent Checks  
01-Apr-2010 Issued Notice to Vacate

10655 N Birch St Burbank CA 91502  
Phone: 818-555-5555

## Use of Applicant's SSN in Previous Screening

NTN previously screened an applicant using this SSN. If the name below does not match your applicant's, ask to see your applicant's SSN card.

01-Apr-2011 Consumer, Jonathan Smith Properties 503-333-0909

## Landlord Identification

NTN suggests that this is the actual Property Owner for the address screened. NTN recommends that you contact them for complete rental history on your applicant.

Address Screened	Database Used
10655 Birch [915]	Southern California
Landlord: Mary Evans Phone: 818-555-5555	
1314 Sophia [927]	Southern California
2600 Bowser [900]	Southern California
123 Main [972]	Oregon/Washington
Landlord: Betty Rubble Phone: 503-555-5555	

10655 N Birch St Burbank, CA 91502  
Date Verified: 01-Jul-2010

No Landlord ID Found

No Landlord ID Found

123 S Main St Portland, 97236  
Date Verified: 05-Sep-2010

## Terrorist Database Search Results

No records found in the Terrorist Database.

## Federal Terrorist and State Criminal Report Disclaimer

This criminal background check is based upon limited identification information, i.e. name and/or birth date, etc. Because of this, absolute certainty that this check applies to the individual being screened is not possible. Caution is urged even when this check produces an accurate match. The data relied on for this check is obtained from the Federal Office of Foreign Asset Control and various State Agencies. It is provided to deter and punish terrorist acts in the United States and to enhance law enforcement efforts. These Agencies AND NTN URGE YOU to independently VERIFY all criminal background information prior to using the data. To verify terrorist matches contact the Federal Office of Foreign Asset Control at 202-622-2490. No responsibility is accepted by NTN for errors in Federal or State records.

How to get the  
**Crown Student Discount**  
Contact Cheryl at 770-517-3456 or [cnydam@ntnonline.com](mailto:cnydam@ntnonline.com)  
And tell her you want the "Crown Special".  
If you are a small manager, there is no discount.  
If you are setting up a business account, she will waive the \$100 set up fee.

# Property Management Life Cycle

brought to you by  
**National REAL ESTATE**  
 \*\*\*\*\*  
**EDUCATION**

## The Property Management Life Cycle

The Property Management Life Cycle (PMLC) is a control panel of sorts, used to organize the often chaotic mess of property management, as well as being a collaboration tool so that everyone in an organization has a central place for securely storing and accessing files from any device with a web browser and an Internet connection and from anywhere in the world. All of this is wrapped nicely in a revolutionary interface that makes it easy for you and your staff to find the documents and files you need, when you need them.

**User Login**

email:

pass:

[Forgot password?](#)

So you could be on vacation at the beach, and you could keep on top of things if you wanted to get a little work done while you were away or in case there were emergencies and you were away from the office. Of course there's never any emergencies in property management, right? Property management fits nicely into a 9 to 5, Monday through Friday timeframe, right? Well if the business comes at you from every angle on every day and at all hours of the day like it does us, then this is the tool that could save you. It can save you lots of time and it can save you lots of money.

And of course the Broker can disseminate written policies, procedures, checklists, letters and documents using the PMLC to guide their staff. The problem of where does everyone find the broker-approved documents is solved. This interactive document manager lets you and your staff locate exactly the right document, the one you designed and authorized, when they need it.

Many of you that are company Brokers have invested thousands of hours, and buckets of legal fees, developing just the right document, checklist, policy, procedure and letters to address mold claims, unauthorized pets, foreclosures, renewals, maintenance, move-in documents, dispute resolutions and the thousand other challenges of your business. You've paid legal fees, paid dearly for your learning curves, given money back to clients, defended yourselves and spent thousands of hours documenting the perfect way to handle just about everything you do to manage rentals. The frustration comes when you and your staff don't use the documents you've created because they search and can't find them, find multiple documents covering the same issues, don't know where to look, use the wrong one and end up creating their own.



Managing through others is a beautiful thing if they will do it your way, learn from your experience, use the stuff you created as you learned the business. If they can't easily find your way they will do it their way and you'll have to clean up the mess.

The Property Management Life Cycle interactive system lets you organize your management world in a simple, systematic way that even your new hire will be able to understand. It's based on the natural cycle of processes every manager goes through when they manage a property. It starts with *Marketing for Owners* and ends with *Terminating the Property*. It gives the company owner a place to put every thing they want their staff to find when and where they need it, and it allows the broker to control what their staff uses in the course of managing for them.

This incredible online control panel or command center will:

- Save the broker/company owner money  
 Your learning curves have cost you dearly. If you have paid to learn something, don't invite

your staff to pay to learn it again. What you paid was enough. If they can locate exactly what you want them to use you won't have to pay again for their learning curve.

- **Save you and your staff precious time**  
Time is wasted when people can't quickly find what they need. They hate to ask so they use search devices, or cruise your file server or even the Internet until they find something that looks close to what they need. In this business close isn't good enough. The broker's approved process must be used every time. Your staff will be able to locate just the right document every time with the Property Management Life Cycle.
- **Protect the broker and the company**  
When staff follows the broker's approved format, exactly the way he/she designed it, the broker is less likely to be exposed to the costs of mistakes and learning curves of staff. When staff is pushed to create their own, brokers get into trouble and spend precious time unraveling mistakes. The Property Management Life Cycle makes it easy to find the broker-approved process quickly and protects the broker.
- **Speed-train new staff**  
New staff will be up and running in a fraction of the time if they know exactly where to go to find the broker's approved procedure, letter, form, policy, checklist and document. This process cycle allows you to hire down by providing a simple way for unlicensed, inexperienced people to do their job just the way you want it done. When everyone can find everything they need, when they need it, in the broker approved format, they can do things as you want them done, even though they don't have the experience you have.
- **Give you vault-like security for your documents**  
Not only do you have a username and password, and account controls for others, PropertyManagementLifeCycle.com has a industry standard "Secure Certificate" that creates a secure connection between your computer or device and your PMLC, the same level of security you get when you access your online banking. Your connection to PropertyManagementLifeCycle.com is encrypted with 256-bit encryption. Our servers have an industry best 99.997% uptime, all in multiple secure monitored datacenters.
- **Give you hard-drive crash protection and fire/flood damage protection**  
We all work feverishly all day long and many of us don't back up like we should. If your hard drive crashes on your machine or on your local server, you're toast if you don't have a good backup. Same goes if you have a fire or flood where your files or your computers are located. Your documents are safe with us, and we back up every evening so if there ever is a crash with your machine, we have you covered. If our hard drive crashes, you're also covered. Rest easy; you've got plenty more important things to worry about.
- **Allow you to choose if staff or assistants have write privileges**  
There are many times when you might decide that an employee, personal assistant, or temp should not have write privileges to your PMLC, although they need to work with the documents you have in place. You get to choose. You can choose whether anyone accessing your PMLC gets read-only, or read and write access.
- **Allow you to have multiple office locations**  
No longer does everyone need to report to a physical office. You can work out of your home while your assistant works out of theirs. You can have multiple offices (i.e. multi-family). You can have leasing agents that are part of the team and never have to visit the office. You can expand into new geographic markets. The options are endless, and best of all, it saves you money on office expenses.
- **Help you with version control.**  
How often have you worked on documents with people, collaborating, going back and forth with a multitude of versions? Your inbox is full of all the versions and iterations and it gets confusing knowing the status of a particular document. With the PMLC, you keep only the latest document updated in the PMLC that all parties involved can access. It's a central location that keeps everything nice and organized.
- **Help you hire more-qualified people**  
Let's face it, many people like flexibility and autonomy as much as salary. You may not be

able to pay an employee top-dollar, but you can convince them that your perks are worth it. With the PMLC, one of the perks can be to work from home, or to be able to be away from the office more than if you didn't have this system. Get the right people in your business and it will thrive.

- Let you create as many accounts as you want  
Everyone has their own access. If someone leaves your company, delete their account. If you have a new hire, create them an account. You have total control as the administrator.
- Give you unparalleled access to your documents  
With your own PMLC, you have 24/7 access to all of your documents, for your business, for all your properties, for your owners, for your tenants, from anywhere in the world with a web browser and an Internet connection. No more setting up VPN remote access, no more worrying about the technology; it's ready to go.
- Give you the ease of use you crave with a turnkey system  
Who needs another application or software that needs to be installed and then configured and tested? With the PMLC, there's *no installation needed*. No downloads, no apps. We've spent tons of development time so that we don't waste your time. Once you check out, you're up in running in minutes. All you have to do is create any user accounts and add your documents, and we even have those for sale too if you need them. This is truly a turnkey system.
- Give you a 30-day money back guarantee  
What do you have to lose? Nothing. Order it, play around with it, and if you don't like, just tell us within 30 days what you don't like (so that we can fix it for others) and we'll give you a complete refund. Now that's easy and hassle-free.

No more waiting for the searching tool to locate the right letter.

No more making up a new one because you couldn't find the one your broker developed.

No more waiting until the broker is around to tell you where the checklist is found.

No more time wasted finding just the right policy.

No more training the new hire where to find just the right document.

Take a peak at how the PMLC can work for you below - a 10 minute intro.

\*Please note: the PMLC comes with no documents, although documents can be purchased separately from us.



**Our goal at The Property Management Toolbox is to have the tools available to help property managers and landlords do their business with ease. We've made the mistakes so that you don't have to.**

We have documents, forms, checklists, procedures, leases, management agreements, the amazingly popular [Property Management Life Cycle](#) (coming soon), audio and video (coming soon), and more - products for both the professional property manager and the individual landlord. All of this comes with 30 years experience in day to day property management.

Our latest update for the Professional Property Manager includes the foundation of all your property management: [The Owner Sign-up Documents](#) and the [Lease Documents](#). It's absolutely critical that you get your business up and running on the right documents and you would be hard-pressed to find any set of documents that help you do your job better.

We also have a recent update that includes a bundle of forms, documents, procedures, lease language, attorney opinions, etc. that we are calling "[Documents for Property Management's Biggest Challenges](#)". Check it out in our [products](#) section.



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## Web Sites We Like

Over the normal course of our business experience we have identified several web sites (services to property managers and private landlords) that may be helpful to our students to have knowledge of. There is no particular order. Some involve services we are offering.

### **www.CrownInvestorInstitute.com**

This is Crown's site where you can see what topics we are teaching on and when workshops are scheduled. You'll find tools and services for professional landlords and professional managers on this site.

### **Lead Paint Testing in Atlanta [cii@elacservices.com](mailto:cii@elacservices.com)**

We've use this person for at least 10 lead paint tests and he does a great job ... email him at [cii@elacservices.com](mailto:cii@elacservices.com) and tell him you're a Crown student for his best pricing. Ask for Jeremy Weir. Exposing Lead Firm Lic # 1052002305. Inspector/Risk Assessor Lic # 50 CMB 0410 4982.

### **www.PropertyManagementToolBox.com**

Slowly but surely we are uploading 30 years of documents, procedures, documents, letters, policies and check lists so you can download them for your operation. Ultimately every thing you need to run a profitable management business will ultimately be available on this site.

### **www.PropertyManagementLifeCycle.com**

This is a property manager's dream document management system where you can keep all your documents, letters, policies and procedures in a web version assessable to your staff from any location with a computer. Eliminate the chaos for \$17 a month.

### **www.NationalRealEstateEducation.com**

This national site is being developed to host real estate products from authors and trainers all over the globe. When complete you'll be able to find information on investing in real estate, property management, property tax disputes, buying tax receipts, short sales, and more. We'll have every product and service from every author, trainer, and service provider in the marketplace. It's not complete, but it is coming along.

### **www.NationalTenantNetwork.com**

For the best tenant screening on the planet check out National Tenant Network. In Atlanta call Cheryl at 770.517.3456 or email her at [cnydam@ntnonline.com](mailto:cnydam@ntnonline.com). Tell her you're a Crown student and she'll waive the \$100 set up charge. For other areas go to their national site listed above.

### **EZCollections123.com**

If you have a tenant that moved out owing you money you can get help here. We've used them for 10 years and have collected hundreds of thousands of dollars using their system. For under \$30 you can get three collection letters sent from a national collections service, plus an attorney

letter, plus ding the credit (on all three bureaus) of any tenant that left you owing a balance. They drive the tenant back to you and **do not take a % of what you collect.**

### **www.FindMeARenter.com**

Market your rentals here by tapping into Crown Realty & Management's substantial marketing program and save a bundle. Find a tenant for under \$150. Many private landlords and professional managers have tapped into this service and the results are amazing.

### **www.GeorgiaLandlordInsurance.com**

Paul Locke is the managing broker for American Independent Brokers an insurance broker in Atlanta specializing in insurances for professional property managers, private landlords and their vendors. Whether you need a landlord policy, renters insurance, workmans comp, E&O or general liability insurance he can help. He understands the issues of property ownership in Land Trusts, LLC, REIT's, contractor coverages and can build policies for every real estate need.

(Disclosure ... Paul is the son of Robert Locke, the author of this material).

GeorgiaRentersInsurance.com, GeorgiaContractorsInsurance.com

**We are always looking to good services to post on this page. Please feel free to contact Robert Locke at [robert@crowinvestorinstitute.com](mailto:robert@crowinvestorinstitute.com).**