



SFR: GUIDE TO INVESTING WITH AUBEN

You Invest, We Manage The Rest!

Each year, Auben Realty assists rental property owners with the purchase, renovation, and management of thousands of investment properties regionally throughout CHATTANOOGA, Tennessee, COLUMBIA and GREENVILLE South Carolina, AUGUSTA and ATLANTA Georgia regions. We now also serve the Midwestern US with a hub in KANSAS CITY, Missouri and the great state of Texas in the DALLAS / FORT WORTH region! At Auben Realty, we offer a better way to manage your properties, with an all-in-one property management solution that meets you where you are in the investment process and propels your growth. Our aim is to ensure that your properties are handled with the utmost expertise and care, generating great returns with minimal stress.

HOW WE DO IT

- Local market expertise
- Leveraging the latest technologies for property management
- In-house maintenance staff
- Strategic business relationships to reduce expenses
- Knowledge of the latest landlord-tenant laws, protecting you and your investments
- 24-hour maintenance call center, responding to emergency maintenance requests
- Performance tracking and marketing analysis software

THE AUBEN DIFFERENCE



2 Billion
Gross Sales Volume



Over 30,000
Properties Renovated /Developed



20,000+
Homes Leased



Full-Service Management



Auben empowers investors to reclaim their time and enjoy the benefits of passive ownership through our comprehensive property management services. Our team of local experts is dedicated to effectively marketing your property to attract quality residents and managing the daily operations to ensure your property remains well-maintained and maximizes its rental potential.

MARKETING & ADVERTISING

Apartment Advisor
Apartment Guide (Rent. Network)
Apartment List
ApartmentLove
Apartments.com
College Rentals (Uloop Network)
College Student Apartments (Uloop Network)
CollegePads CribWiz (Uloop Network)
Dwellsy
EveryApartment

HotPads (Zillow Rental Network)
Off Campus Partners
PadMapper (Zumper Network)
Realtor
Redfin (Rent. Network)
Rent College Pads
Rent. (Rent. Network)
Rentable
Rental Beast
Rental Source

Rentals.com (Rent. Network)
Rentler
Show Me The Rent
Trulia (Zillow Rental Network)
Uloop (Uloop Network)
UniversityParent (Uloop Network)
Zillow (Zillow Rental Network)
Zumper

SHOWING YOUR PROPERTY

Auben uses Tenant Turner's automated services to schedule showings from 8 AM to 8 PM. Owners do not need to be present for showings. Our secure screening process ensures that only qualified candidates can access your investment property, protecting your investment effectively.



RESIDENT SCREENING

We thoroughly screen all prospective residents to ensure we match you with the most qualified renters. Our in-depth resident screening process entails:

- Reviewing credit reports
- Performing a criminal background check
- Conducting a nationwide eviction history search
- Verifying that the applicant's income is steady & sufficient with a robust system to ensure that payroll and ID are valid
- Confirming rental history by contacting current & previous landlords

PET SCREENING

Auben also thoroughly screens potential pets to ensure criteria is met.

COLLECTION OF INITIAL FUNDS

We collect the security deposit within 48 hours of application approval.

PERFORMING A MOVE-IN INSPECTION

Prior to the approved resident's move-in date, we will perform a move-in inspection with a detailed report for your records.

LEASE SIGNING

Before releasing keys to your property, we will sign the lease agreement and all accompanying documents with your resident and collect their first month's rent payment.



POST-LEASE SIGNING

Once the lease agreement is signed and the resident's funds have posted to our bank account, we will send you a copy of the lease for your records and will disburse payment of the security deposit and first month's rent payment, less all applicable fees.

RESIDENT RETENTION

Once your tenant moves in, our dedicated Resident Experience Managers prioritize exceptional customer service and clear communication, ensuring resident satisfaction and maximizing retention rates.

ADDITIONAL FULL-SERVICE MANAGEMENT DUTIES PERFORMED BY OUR TEAM INCLUDE:

- Collecting monthly rent & record keeping
- Providing detailed monthly owner statements
- Responding to maintenance requests & coordinating repairs
- Paying vendors & contractors for services provided
- Monitoring your property's performance & maintenance expenses
- Providing a 24-hour emergency answering service
- Maintaining resident relationships & resolving disputes
- Negotiating & enforcing terms of the rental agreement
- Handling lease renewals & rent increases
- Processing and overseeing evictions when necessary
- Turning delinquent accounts over to collections
- Acting as authorized agent on behalf of owner
- Increasing resident retention & decreasing turnover rate
- Preparing the property for a new resident after lease expiration
- Providing year-end operating statements for tax purposes
- Scheduling periodic home inspections
- Working with a team who is focused on building your portfolio and will help with resources & strategy

“A feature that sets Auben apart is a value-added bonus that comes from the account managers and the project managers. They look at your portfolio, check performance and suggest ways to improve it.”



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