



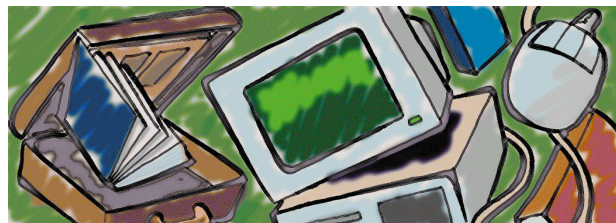
Finding a Great Tenant can be a Challenge!

We help Owners & Managers Save Time



We help Save Money

We take care of
all the paperwork



We take care of all the Hassle

apartment
FINDERS

has been helping
San Diego, property owners find Great
Tenants Since 1991

How Does Apartment Finders Work?

It's Really quite simple. We have operated as a California licensed Real Estate company since 1991. Specializing in finding great tenants for rental property owners. We are a guaranteed form of advertising.



We receive a one time fee per leased unit only after the new tenant has occupied the property. Our fee includes:



- Advertising the property at our expense.
- Show the property.
- Running a credit check.
- Verifying rental and employment history
- Presenting this information to the owner
- Preparing all of the necessary lease paperwork.

Our lease:



- Assures that you remain compliant with California Real Estate and The Housing and Urban Development (HUD) fair housing guidelines.
- Includes the required Megan's Law Addendum (sex offender).
- Includes smoke Detector statement of compliance.
- Provides the legally mandatory Lead Based Paint disclosure and government approved pamphlet on lead poisoning prevention, for properties built prior to 1978

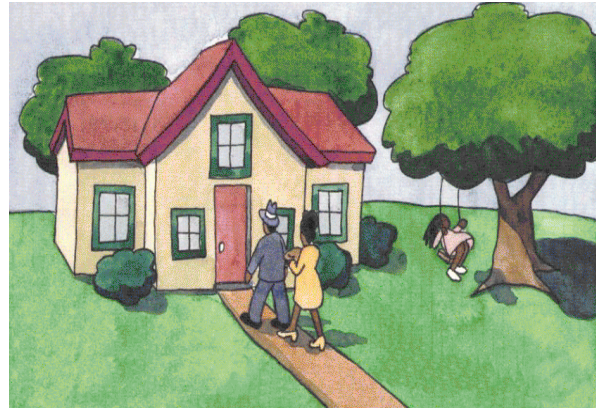
We take care of getting the lease signed and turning over keys. After move in you receive a package including the original lease, copies of the application, credit report, rental verification, any other documentation and of course your check.



We do all of this and more for only one half of one month rent!

Let's get started!

It is usually best to schedule a time for one of our representatives to view your property. At that time we can take some digital pictures for the internet, place a sign if allowed, measure the property and collect details for our database and web site. If we will be showing the property, this is a good time to get a copy of the key or allow us to install a combination lockbox.



Once we have your property information, we will send you a one page Open Listing Agreement (sample below). We also start marketing your property on the internet, the San Diego Union Tribune, the San Diego Reader and to numerous other places to mention here.



Now let's Get Started. Simply call our office at 619-296-2787 with the address and details of your property and we will do the rest. For even faster service, simply fill in the blanks of the attached sample of our very simple Open Listing agreement. Fax or email it to 619-692-9048 or aoffice@aol.com. We will start marketing your property within twenty-four hours.