

EWA Rentals

Long-Term Rentals 843-272-8687

North Myrtle Beach –Myrtle Beach (Ocean Forest Section)

Do you own a property and would like to maximize its income potential? We've got the tools to help you manage your investment. We will ensure that your property will be managed with the utmost attention to detail. If you are looking for a small company to manage your property without the distractions of weekly, vacation rentals or HOA management then EWA Rentals is the company for you. We manage only long term rentals, which affords us the opportunity to give you the best service possible. Our long-term management services are designed for property owners who wish to rent their home or condo for three months or longer, either furnished or unfurnished. We are responsible for representing your best interests in all operations and decisions affecting your property: maintenance, rentals and marketing.

If you have a home or condo in the North Myrtle Beach or Myrtle Beach - Ocean Forest area and would like to receive a steady income on a long-term basis, please give us a call.

Below is a summary of our Long-Term Rental program:

EWA Rentals receives 10% commission on each month's rent. There is no fee if the rental property is vacant. Unlike other management companies, EWA Rentals has no additional fees to cover advertising and lease renewal. A fee is charged for tenant transitions on furnished rentals only.

-Marketing the property for lease:

- Visiting the property & taking a detailed inventory along with photos of the exterior and interior of the property
- EWA Rentals website: www.ewarentals.com features pictures & information of all available properties
- Posting of property on additional websites and in printed publications
- 'For Rent' signs in window or lawn if allowed
- Referrals from previous/current tenants and other Real Estate Companies in the area

-Insuring that the rental rate is competitive in the area so that you, the owner, receive consistent monthly income.

-Viewing's '7' days per week (if property is available)

-Obtaining rental applications from prospective tenants.

-Screening of prospective tenants, obtaining past rental history & verifying current income/Employment.

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-Inventorying the property at the beginning and ending of each tenancy. An inventory (if applicable) will be included with the lease.

-Preparing the rental agreement and reviewing all Rules & Regulations for the Sub-Division/HOA at lease signing.

-Verifying all utilities have been transferred into the tenants name prior to moving in.

-Collecting the security deposit (pet deposit if applicable) and monthly rent.

-Preparing detailed monthly owner's statements of income and expenses and disbursing rental revenue along with preparing Year End reports to include with your 1099.

-Scheduling of maintenance and repairs to the property. Owner approval for all repairs over \$200 unless there is an emergency (Burst water pipe, water heater leak, etc).

-Inspecting the property to insure tenant care of premises

-Coordinating legal action for the collection of late rents, lease violations and eviction if necessary

Putting Your Property on the Rental Market

The following are some of the items that need to be addressed prior to putting your property on the rental market:

-The property should be clean. All personal items should be removed from the premises. If the property is furnished, please remove any special personal items. If possible, empty out owners closet for tenants use. (Storage is always a concern for long term tenants.)

-All appliances must be in good, working order.

-The carpets need to be steamed cleaned if necessary and walls must be washed or painted if necessary.

-All interior and exterior windows need to be washed, including the sills.

-All smoke detectors must be checked (batteries changed- if applicable).

- Central Heat/Air unit(s) must be inspected and in proper working condition. All HVAC filters need to be changed. (Please supply size of air filter)

- Supply EWA Rentals with all warranty information on appliances, maintenance agreements, etc. (included on property information sheet)

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-All interior and exterior lights must be working.

-The caulking in the tubs and showers and around the toilets and sinks should be checked and re-caulked if necessary.

-The exterior of the property should be clean, including gutters, roof, etc. The lawn should be cut and shrubs trimmed.

-Supply EWA Rentals with 4 keys to the property (2 for the tenant and 2 for) and any additional keys that are needed.

-EWA Rentals will require the following documentation:

1. Residential Management Agreement
2. W-9 form - An IRS requirement for 1099 Reporting
3. Property Information Sheet
4. Initial Inventory of Property

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