

LET VALLEY KING PROPERTIES CREATE
MORE REVENUE FOR YOU TODAY!

OUR FULL-SERVICE LOCATING COMPANY
BRINGS FULLY QUALIFIED, READY TO MOVE IN
TENANTS DIRECTLY TO YOUR DOORSTEP

*** We have a 90% Lead to Lease ratio ***

We take the time to understand your property
features to pre-sell your property before we refer
a tenant

We pre-screen tenants to ensure they will
meet/exceed your qualifying criteria

We verify availability and terms prior to referral

Our tenants are prepared to rent the same day
they tour

We ensure the tenants are prepared with all the
documentation needed to rent immediately

We tour your community with the tenant to assist
with closing the transaction and begin the
application process

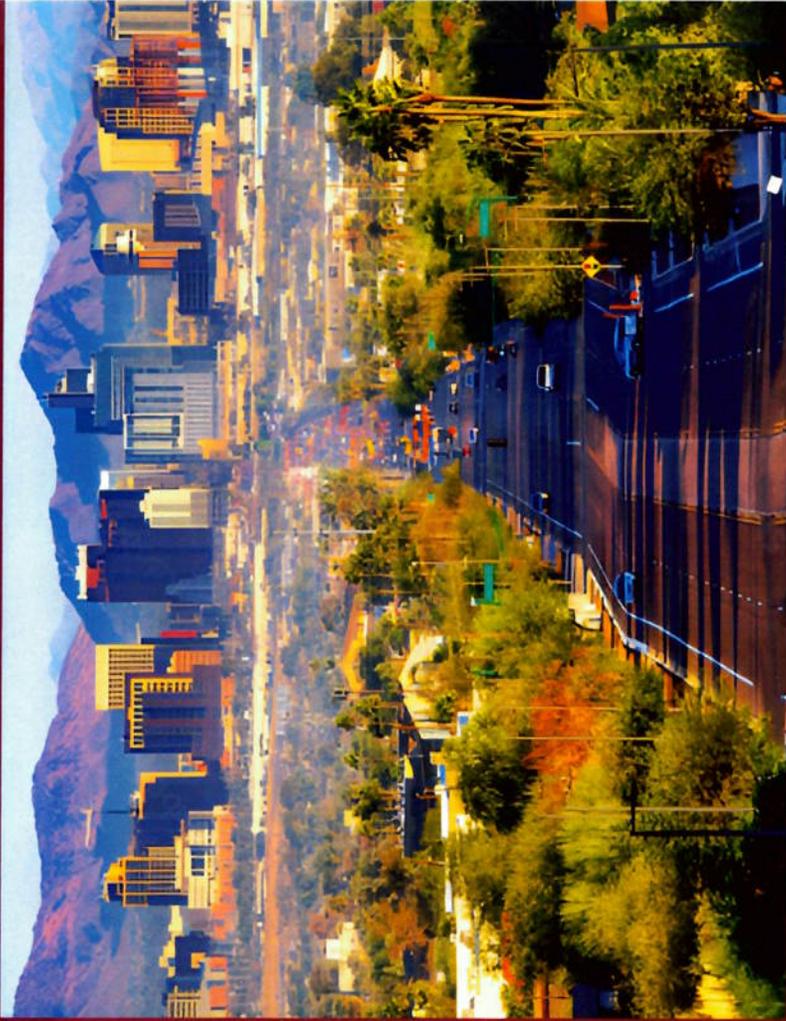
We work with the on-site leasing staff to help
facilitate the application process if needed

Our fees are not due until we provide you with a
tenant that is qualified and moved into your
property

Contact your Valley King Agent TODAY!



VALLEY KING PROPERTIES
CREATING REVENUE FOR LANDLORDS SINCE 1994
OVER 25,000 TENANTS NATIONWIDE SEEK
OUR SERVICES EVERY YEAR





Valley King Properties

16816 North 35th Avenue, Suite 9 Phoenix, Arizona 85053

Phone 602.978.2558 Fax 602.375.0366

Hello Leasing Staff!

We are excited about the opportunity to work with your community and look forward to filling your vacancies with qualified tenants. We specialize in bringing tenants and landlords together. Not only do we match price, location, and amenities, we match a tenant's qualifications (credit, income, and background) with your community's requirements. Therefore, only bringing you "Qualified" tenants.

We will actively market and advertise your property to attract qualified tenants. As part of our screening process, we personally meet with and interview prospective renters to better understand their housing needs and ensure a good fit for your community. We will run a credit and background check. Once we have a clearer picture of the prospective tenant's needs and actual situation, we then turn to the communities that we know will be a good fit for both parties. We will call the community to check for availability and current pricing. Upon determining availability, we will then pre-screen the prospective tenant with your staff (income, credit, background results). We want to optimize everyone's time by viewing the property only if the prospective tenant fits your community's criteria. Once the tenant is pre-screened and both parties are agreeable, we will then meet at your community and accompany the prospect on a tour. If the tenant chooses to apply, we will follow up through the application process. If needed, we will work together in concert with your staff by assisting in obtaining any additional information or documentation from the tenant to keep everything on track for their move in.

Our agents will be visiting your community periodically to check on availability and pricing. That information will be shared with our teams across the valley and will also be used in our marketing efforts to further ensure your community stays top of mind. The goal is to fill all your vacancies as quickly as possible.

Conversely, if you have prospective tenants that you are unable to accommodate at your property *for any reason*, I would greatly appreciate it if you would refer them to me by giving them my flyer, business card or direct contact information. We can find an apartment for someone in less than an hour in most cases. Valley King Properties is a fully licensed Real Estate Brokerage that buys, sells, and specializes in leasing apartment homes. All our agents are fully licensed in the State of Arizona. Therefore, all our agents are held to higher ethical standards as outlined in the Realtors' Code of Ethics. We pride ourselves on providing you with peace of mind in combination with new revenue.

We look forward to working closely with you and your community. Feel free to call Valley King Properties at any time!

Proudly serving the valley since 1994

VALLEY KING PROPERTIES

16816 N. 35th Ave, Suite 9, Phoenix, AZ 85053 Phone (602) 978-2558/ Fax (602) 375-0366

REFERRAL SERVICE AGREEMENT

Valley King Properties will refer tenants to the following Community and/ or Management Company:

Name of Community	Phone #	Fax #	Email Address
Address	City	State	Zip Code

SERVICE:

Valley King Properties (VKP) is a professional Apartment Locating Service in the greater Phoenix metropolitan area. Our agents are trained, knowledgeable, and experienced professionals ready to serve and assist your owner/or management company to maintain a high occupancy rate. It is Valley King's policy to assist in filling vacancies by referring tenants to your community. Valley King Properties will save your staff time and effort by filling vacancies. Valley King Properties tenant referrals are also defined as resultant of marketing efforts on the part of Valley King Properties by website, signage, print, social media, online advertisements or any other efforts by Valley King Properties.

TERMS:

Valley King Properties will pre-qualify all prospective residents set forth by your community criteria; however, it is the responsibility of the management company/ owner to process their application and make the approval and final decision. At times a prospective tenant may preview your community prior to coming in to our office for additional assistance. In the event this situation happens, and a Valley King Properties LLC agent brings a prospective tenant back to your community and secures a lease, the fee schedule below will apply. Should Valley King Properties LLC refer a prospective tenant to your community and the prospective tenant is directed to another associate community by your staff, the below fee schedule will apply. In the event Valley King Properties LLC informs and familiarizes a prospective tenant about your community, and that prospective tenant chooses to preview your community without the knowledge or consent of Valley King Properties LLC, the fee schedule below will apply. This contract is between Valley King Properties LLC and the Management Company and Owner(s) of the community; therefore, the person signing below is signing on behalf of the Management Company and Owner(s). Should the person signing no longer work for this community, this contract will stay in effect unless proper cancellation is given. In the event the apartment community is sold or changes management, the Management Company or Owner(s) agree to stay fully responsible for any and all invoices incurred during the period of ownership or management. This agreement can only be cancelled with a 30-day written notice by either party. Any placements prior to 30 Day cancellation of this contract shall remain the responsibility of the undersigned.

BILLING:

Our referral fee is a one-time charge per Move-in of 100% of one full month's rent plus any bonuses offered by Owner/Management. These charges will be based on a rental rate prior to any specials, and/or promotions that could be used by the prospective tenant to reduce their rental rates. All fees are due upon receipt of tenant Move-in, an additional 19% fee is charged if payment is not received within 30 days. If the invoice becomes delinquent over 60 days, management, owner, or management company agree to pay attorney fees and collection services for payment of all delinquent invoices.



VALLEY KING PROPERTIES IS AN EQUAL HOUSING OPPORTUNITY COMPANY.

We agree to the terms and conditions set forth in this contract.

Authorized Agent Signature	Print Name	Title	Date
Name of Management Company/ Owner	Phone #	Fax#	Email Address
Address of Management Company	City	State	Zip Code
BILL TO: _____ PROPERTY _____ MANAGEMENT COMPANY _____ OWNER		DATE _____	

VKP Agent _____

See back for additional properties

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The communities listed below will be incorporated and included in the referral agreement between Valley King Properties LLC and the owner/ management company.

Management Company: _____

Community Name:	Community Address:	Phone #:	Fax #:	Email:
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
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_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

VKP Agent Signature

Manager Signature