



Ackley Florida Property Management

SERVICES GUIDE

Experience stress-free property management
with Florida's most trusted team.

2024

WWW.ACKLEYFLORIDA.COM



Your property.
Our priority.



Why choose Ackley Florida?

30+ YEARS OF EXPERTISE

Family-owned and operated since 1984, we have deep roots in the Central Florida real estate market.

COMPREHENSIVE SOLUTIONS

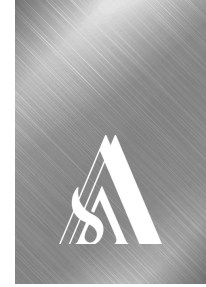
From marketing and tenant screening to maintenance and financial management, we handle it all.

ADVANCED TECHNOLOGY

We use state-of-the-art property management software for efficient operations and real-time updates.



Our services



LEASING SERVICES

-
- 01 Property marketing [↗](#)

 - 02 Tenant screening [↗](#)

 - 03 Lease negotiation & signing [↗](#)

MANAGEMENT SERVICES

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- 01 Property maintenance & repairs [↗](#)

 - 02 Rent collection & financial reporting [↗](#)

 - 03 Property inspections [↗](#)

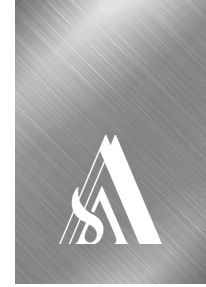
 - 04 Legal & eviction support [↗](#)

SPECIALIZED SERVICES

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- 01 Resident benefits package (RBP) [↗](#)

 - 02 Property sales assistance [↗](#)

Leasing services



01 Property marketing ↘

Maximum exposure

We advertise your property on major rental platforms, search engines, social media, and through email campaigns.

7-day showings

Flexible showing times, including personal showings on weekends, to accommodate potential tenants and minimize vacancy time.

02 Tenant screening ↘

Comprehensive screening

National credit checks, criminal background checks, employment verification, and rental history.

Thorough verification

We ensure all prospective tenants meet our stringent criteria, reducing the risk of late payments and property damage.

03 Lease negotiation & signing ↘

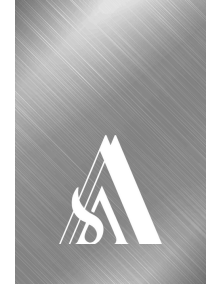
Custom lease agreements

We prepare and negotiate attorney prepared lease with favorable terms that protect your investment while meeting legal standards.

E-signature convenience

Leases are signed electronically for a quick and seamless process.

Management services



01 Property maintenance & repairs ↘

24/7 maintenance coordination

Tenants can submit maintenance requests anytime, ensuring issues are addressed promptly.

Vetted vendors

We work with a network of licensed and insured contractors for high-quality service.

Preventive maintenance

Regular inspections and upkeep to prevent costly repairs and ensure property value is maintained.

02 Rent collection & financial reporting ↘

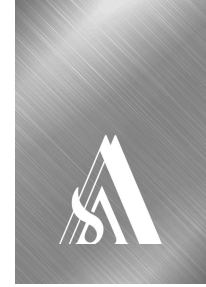
Automated rent collection

Secure online payment options for tenants and direct deposit to your account.

Monthly statements

Detailed financial statements are provided monthly, with a year-end summary for tax purposes.

Management services



03 Property inspections ↘

Move-in & move-out inspections

Comprehensive inspections with detailed documentation and photos to protect against disputes.

04 Legal & eviction support ↘

Lease enforcement

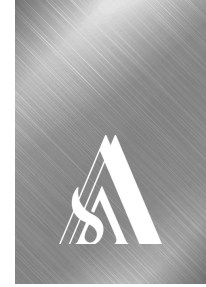
We ensure tenants comply with lease terms, including rent payment and property care.

Eviction protection

In the event of an eviction, we handle the entire process efficiently, minimizing your legal exposure, if you opt in to our Eviction Protection Plan.



Specialized services



01 Resident benefits package (RBP)

All-inclusive perks

HVAC filter delivery, identity protection, credit-building services, and tenant insurance.

Enhanced tenant experience

These benefits help attract and retain quality tenants, reducing vacancy rates.

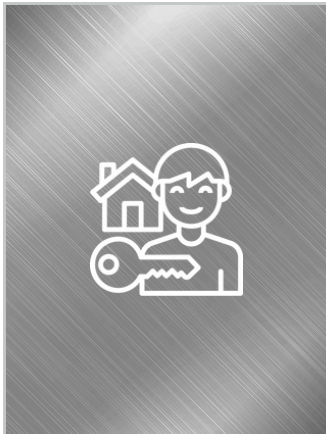
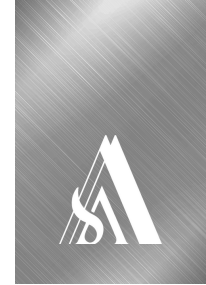
02 Property sales assistance



Seamless transition

If you decide to sell your property or buy additional investment properties, we offer sales services through our partnership with Ackley Platinum Group of Coldwell Banker Realty.

Our guarantees



Tenant placement guarantee

Risk-free leasing

If a tenant we place breaks their lease within the first 12 months, we will apply a credit against the next leasing fee broker earns for this property.



Eviction protection plan

Peace of mind

Available for a minimal monthly fee, our plan covers legal costs up to \$1,000 in the event of an eviction.

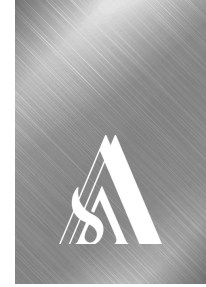


Lease negotiation & signing

Pet damage coverage

We provide up to \$1,000 in coverage for pet-related damages. Maximum payout per lease is \$1000.

Our process



01



Initial consultation

Personalized strategy — We discuss your property, goals, and expectations to create a tailored management plan.

02



Property intake

Comprehensive assessment — A thorough property evaluation and documentation to prepare for leasing.

03



Marketing & tenant screening

Aggressive marketing — We launch a targeted marketing campaign to attract high-quality tenants.
Detailed screening — We ensure every applicant is thoroughly vetted.

04



Lease signing & move-in

Streamlined process — We manage the entire lease signing and move-in process, including property preparation.

05



Ongoing management

Proactive care — Continuous management and maintenance to keep your property in top condition and tenants happy.

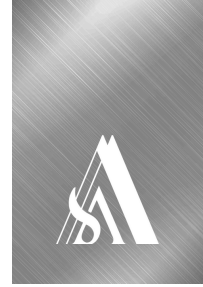
06



Regular reporting

Transparent communication — Monthly financial reports and regular property updates keep you informed.

Testimonials

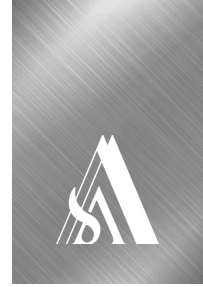


“Ackley Florida Property Management has been a game-changer for my rental properties. Their professionalism and attention to detail have given me peace of mind and a consistent return on my investment.”



Sarah J.
Property owner

Testimonials

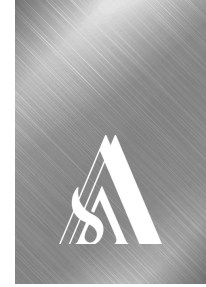


“The team at Ackley Florida is exceptional! They made the process so easy and have always been responsive to my needs as a tenant.”



Michael R.
Tenant

Testimonials



“After years of managing my own properties, I finally handed everything over to Ackley Florida Property Management. Best decision I ever made!”



David S.
Property owner

Contact us



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