

Dear Property Owner,

Thank you for your interest in Floridian Realty Services' rental management services. Floridian Realty Services provides professional management to investment owners on the Englewood-Cape Haze Peninsula. Our new office building is right here in Englewood giving us quick access to your home and convenience for renters and owners to visit our office.

As a locally owned and operated full service brokerage firm, Floridian Realty Services desires to provide Trusted Real Estate Advice to the Englewood-Cape Haze community. Our associates hold several different classifications of state licensure, are good standing members of industry trade associations, and most of all are your friends & neighbors as residents of the local communities. Floridian Realty Services is the single point of contact to responsive and result oriented management professionals. We meet and exceed the expectations of the investment property owner.

With a full understanding of the unique responsibilities of managing investment properties, Floridian Realty Services offers an array of products and services to meet your specific needs. We provide full service management to owners desiring this approach. From marketing/procuring a tenant, tenant lease signing/move in, and point of contact management for tenant issues during the lease term. We also provide tenant procurement for those owners wishing to take over the management of their home during the lease term. Having both full service and tenant procurement allows all investment property owners the ability to work with a licensed manager and keep management costs within their budget.

Our mission is to find resourceful ways to control property operating costs while increasing property values and lease rates. We aspire to achieve the highest level of owner satisfaction and tenant comfort. Only Floridian Realty Services can place a priority on individual attention to Englewood-Cape Haze investment property owners, providing it to each and every home that is managed. Although many rental management firms will perform some of the same services, none have the local staff to perform them as thoroughly and conscientiously as Floridian Realty Services. The right people make a difference.

We specialize in putting our Experience, Integrity, and Education to work for your benefit. Let Floridian Realty Services demonstrate why our clients view us as Trusted Advisors. Please contact us to schedule a no cost or obligation appointment to review your rental management needs. Please do not hesitate to contact us with any questions or to schedule a consultation. We treat all inquiries with strict confidentiality.

Very Truly Yours,

Raymond M. Eggermont
Broker, Owner, C.A.M.

Management Duties

Advertising - print, internet, signs.
Tenant screening process.
Lease preparation.
Move-in and move-out inspections.
Invoicing/Collection and Depositing/Recording of rents.
Collaboration with owner's attorney on delinquent accounts.
Oversee collection of monies due by owners for utilities.
Liaison between owner, tenant, vendors, attorney, etc.
Emergency and disaster preparedness.

Daily Operation

Disbursement of pertinent information to owners/tenants. (i.e. HOA regulation updates, etc.)
Timely correspondence and communication with owners/tenants.
Preventative Maintenance.
Landscaping and Pest Control.
Maintaining Property Keys.
Supervision of personnel and contractors hired by the owner.
Competitive contract bidding for owners review.
Oversee scheduled maintenance or contracted projects.
Address compliance and violations of homeowner association rules and regulations.

Other Services

Licensed Real Estate Broker to handle real estate purchase and sale transactions.
Licensed Community Association Managers (CAM) to handle condominium and homeowner association management.
State Certified Building Contractor and Professional Engineer to consult as needed.

Raymond M. Eggermont - Real Estate Broker, C.A.M., Owner

After relocating from New Jersey, Ray Eggermont became connected to the Englewood community early on while attending Lemon Bay High School. He then pursued a Building Construction Management science degree. Ray has been a Rotonda West resident for over ten years.

Ray has been involved in a full array of real estate services including sales, residential & commercial construction, association management, and leasing. After obtaining his Real Estate Brokers License, Ray established Floridian Realty Services, LLC. The company desires to take a full service approach to real estate offering sales, leasing, and association management. The company now has a brand new office building in East Englewood and looks forward serving the community for many years to come.

- Florida Licensed Community Association Manager (C.A.M.)
- Florida Licensed Real Estate Broker
- Building Construction Management, Edison College
- Graduate of the Realtor® Institute (GRI)
- Certified Property Management Specialist (CPMS)

TESTIMONIALS AND CUSTOMER REVIEWS

RENTERS THAT HAVE STAYED WITH FLORIDIAN

Many thanks for all your help, you have been absolutely amazing throughout this booking. Last year was a real headache, and we feel very fortunate to have found you on the web.

Judy

Just wanted to drop you a note to let you know how much we enjoyed our stay last week! It was so nice to be staying in a home that actually felt like a home.

Marilyn

Thank you so much! We are so happy to have found the place, and everyone has been wonderful. we appreciate your help and look forward to our next visit.

Judy & Dan

We found your staff to be most obliging, helpful and very friendly. So nice to meet you and do appreciate how you guided us. If God allows, we will be back next Feb.

Bob & Beth

Thanks for all your help and please let the owner know how much we liked staying here. Take care and thanks again for everything!

Tony & Judy

Thanks as always Ray. We have dealt with some other real-estate rental reps in your area in the past and we really appreciate your attention to detail and your quick replies.

Wayne & Jeanne

We had a nice stay at the villa this year. We noticed you have another villa rental in Oyster Creek on Sago Court. Is that unit available for next year?

Ken and Barb

We really have enjoyed our stay here this year and have thoroughly enjoyed our unit. The neighborhood is absolutely fantastic. We look forward to doing more business in the future with you.

Thanks for all you have done, Nola & Ole

We are back home now and just wanted to let you know how much we enjoyed our stay at the villa. It was a pleasure working with you on this rental. Thanks again and we look forward to visiting next year.

Jim & Theresa

Thank you so much for making this such a painless process. You have been very helpful throughout the process - I appreciate all your efforts and assistance.

Judy

TESTIMONIALS AND CUSTOMER REVIEWS

FLORIDIAN HOMEOWNERS

First, you're great. I like the way you are running your business. You're reliable and prompt. I like that.
Luuk

Thanks Ray for bird dogging this. Thanks for taking care of this.
Dr. Lunin

Keep up the good work.
Steven

Very impressive. You've spoiled me to expect no less. Thank you so much Ray. You do a great job. I know that you work tirelessly to get Barb and me the best possible deals. I really do think Barb and I do much better than if we didn't depend on you.
Paul

Sure is nice when you live miles away, to know there are people that really care out there and are doing what they said they would do.
Diane

Thanks for taking care of everything. Glad you were on top of the situation. I guess that's why we hired a Property Management Firm, so we don't have to worry about stuff like that.
Darien

Kitchen
dinnerware for 8
flatware for 8
glassware for 8
mugs for 8
set of cookware
cooking utensils
toaster
coffee maker
electric can opener
blender
kitchen towels
paper towel holder
waste can
drain board
salt and pepper shakers
table place mats
plastic bowl set of 4
glass bowl set of 3
tea kettle
roasting pan
glass pie plate
glass baking dishes
cookie sheet
glass casserole dish
food storage containers
colander
butter dish
bottle opener
cork screw
wisk
cutting board
spatulas
measuring spoons
glass measuring cup
mixing spoons
trivets/pot holders
salad tongs
potato peeler
potato masher
ice cream scoop
drawer organizers
dishwashing soap
dishwasher soap
paper towel roll
tall kitchen trash bags
fire extinguisher

Utility Room
broom/dust pan
mop/bucket
fly swatter
flashlight
iron
ironing board
laundry basket
vacuum cleaner/bags
tool kit
plunger

Garage
garbage cans
recycling buckets
100 foot hose

Master Bathroom
4 bath towels
4 hand towels
2 wash clothes
1 bath mat
waste basket
toilet bowl brush
shower curtain/liner

Guest Bathroom
1 bath mat
waste basket
toilet bowl brush
shower curtain/liner
Per each bedroom using guest bath.
4 bath towels
4 hand towels
2 wash clothes

Lanai
table/chair set
pool equipment
Propane BBQ grill
100 foot hose
outdoor ashtray

Living & Family Rooms
sofa and loveseat
coffee table
2 end tables
table lamps
entertainment center
TV, DVD, stereo, etc.

Dining Room
dining table/4+ chairs
buffet/hutch

Master Bedroom
queen or king bed
night stands
lamps
dresser
mirror
mattress pad
2 fitted sheets
2 flat sheets
4 pillows
4 pillow protectors/cases
1 blanket
waste basket
clock radio
TV
closet hangers

Guest Bedrooms
Bedroom 2, full or queen bed
Bedroom 3, two twin beds
night stands
lamps
dresser
mirror
waste basket
clock radio
closet hangers
per full/queen bed or each twin
mattress pad
2 fitted sheets
2 flat sheets
4 pillows
4 pillow protectors/cases
1 blanket