

Can Carolinas Metro Realty sell my rental house or condo?

Yes, we are members of local MLS and have full time Agents/Realtors to help you with sale of your property.

How does Lease with Option to Purchase work and what is required?

A contract to lease with an option to buy, called a lease purchase or lease option agreement, is a typical rental agreement but includes the option provision. Usually, the option agreement allows the renter to purchase the home at any time or at certain time intervals (after three years of paying timely rent, for example) by serving the owner of the home with written notice of his intent to exercise the option. There are many advantages to leasing with an option to purchase for both the buyer and the seller. Call us today and we will analyze if your particular situation is suitable for lease with option to purchase!

Can Carolinas Metro Realty help me purchase an Investment property?

Carolinas Metro Realty works with many investors to help identify investment residential and commercial properties based on their personalized needs. Once property is selected, our real estate brokers will help to negotiate contracts for the purchase or lease of the property, securing the most beneficial terms. Our brokers will handle all the contracts, inspections and other details of the purchase on behalf of our investors.

www.CmrPropertyManagement.com

Call 704.405.0634

Rent your property while you waiting for the real estate market to improve.



Rent 'Em!

If You Can't Sell 'Em,

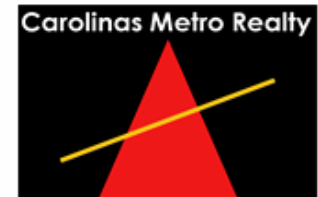


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Rent or lease your property with option to purchase while you waiting for the real estate market to improve.

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**Your property doesn't sell?
Do you own real estate that
doesn't make you money?**

**Stop bleeding and let us
help you!**

- **Can't sell your property? Rent it!**
- **Don't want to wait until the market improves to sell your home? Lease it with option to purchase!**
- **Can't find tenants for your rental? Let us do the marketing for you!**
- **Don't have time to manage your real estate investment? Let our professional property managers do it for you!**
- **Can't deal with problem tenants? We'll do it for you!**

**Trust your property to
an experienced local
manager with proven
abilities, systems,
integrity, industry
knowledge and
property management
expertise!**



Conscientious management of your property and maximizing return on your investment are the most important things we do in our Leasing and Property Management Division.

MARKETING YOUR PROPERTY

Carolinas Metro Realty utilizes many creative ways to market rental properties. Web sites where listings are published include local MLS, Realtor.com, state-of-the-art www.CarolinasMetro.com Internet web site, and many others. For easy access by local Realtors, we place a realtor lockbox on the door and provide For Rent and directional signage. When necessary, we can increase advertising by using various print media.

TENANT QUALIFYING CRITERIA

We use some of the most stringent qualifying criteria in the industry requiring the applicants to furnish us with a minimum two years of rental history, two years of work history, and have combined household monthly income three times the property rent. We check personal credit histories and obtain criminal background checks on all prospective tenants 18 years of age or older.

TENANT FINAL APPROVAL

Once all the necessary verifications are complete, we will ask for your tenant approval.

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ACCOUNTING SERVICES

Our owner-clients receive itemized monthly statements and year-end statement for easy review and income tax preparation. We distribute owner's net proceeds in the middle of each month via check or direct deposit thus providing you, our client, with fast access to your money.

COMMUNICATIONS

With direct-dial phone numbers, individual email addresses and state-of-the-art voice, electronic and written communications, we keep our clients well informed about their real estate investment.

MAINTENANCE SERVICES

Carolinas Metro Realty offers full maintenance services to property owners and residents who can contact us via phone, fax, or e-mail 24 hours a day.

You are the boss of every transaction we perform for you! The bottom line is yours, and we never forget that.