



Keyes Property Management

DISCOVERING NEW SMYRNA BEACH

If you are seeking a charming town for the perfect vacation, then you have come to the right place!

New Smyrna Beach is a barrier island that has beautiful beaches, with an inter-coastal waterway and is rich with history. There are loads of outdoor activities to choose from year-round, an abundant wildlife to see and social events weekly! So book today and see what all NSB has to offer!!



CALL US TODAY!

Stay at the beach while enjoying attractions during the day! NSB is 20 minutes from Daytona Beach, 30 minutes from Kennedy Space Center, 1 hour from Epcot, Disney, Universal, Busch Gardens, 1.5 hours from St. Augustine



Keyes Property Management

3314 S. Atlantic Avenue
New Smyrna Beach, FL 32169
386.423.0778

www.keyesvacationrentals.com



New Smyrna Beach Vacation Rentals

Daily, Weekly & Monthly
Vacation Homes & Condos



386.423.0778 - KeyesRentalsNSB.com

When you choose Keyes Property Management, you can rest assured that your most valued asset is being cared for by Florida's most experienced and knowledgeable real estate experts. Whether you are a relocating homeowner or a property investor, you need a property management company with connections.

Our Property Management Team is highly-trained and backed by the most modern approach to record keeping and accounting, enabling us to continually provide owners with high occupancy and top of the market rental rates. We've built a reputation as a company that gets results, all by using one guiding principal—"we manage your property as if it were our own."

KEYES PROPERTY MANGEMENT CO-SISTS OF FOUR PILLARS. They are:

- *Tenant Services
- *Financial Services
- *Emergency Services
- *Contractor Services

WHY KEYES? Superior Staff and Training

Superior Staff and Training

Keyes has an experienced, motivated team that is active within their communities, involved with numerous professional organizations and dedicated to continuing education. Keyes' professional memberships and designations include:

- National, State and Local Association of Realtors
- National Association of Residential Property Managers
- Florida Association of Residential Property Managers
- Florida Vacation Rentals Managers Association

WHAT CAN KEYES DO FOR YOU!

MARKETING

- Placement of Keyes "For Rent" signs
- Coordinate showings
- Coordinate marketing with all local Realtors
Provide listing with photos on www.newsmyrnabeachrentals.keyes.com
- Promote properties through our award-winning National Relocation Division
- Promote properties through the Keyes network of offices and associates
- Placement of your listing on multiple website feeds such as Realtor.com, Zillow.com, ForRent.com, Trulia.com and more than 75 other feeds

TENANT SELECTION

- Professional screening to check both credit and criminal history nationwide
- Comprehensive application designed to comply with Florida Law and Florida Fair Housing Laws

LEASE/SECURITY DEPOSITS

- Prepare lease documents
- Provide detailed property walk -thru with photos at move in and move out
- Ensure any claim against a security deposit is handled in accordance with Florida Law

PROPERTY MANAGEMENT

- Provide comprehensive long-term management services
- Provide short-term/Vacation rental management services
- Commercial Property Management/Leasing

MAINTENANCE

- 24-hour maintenance coverage
Ensure use of reputable, licensed and insured vendors and contractors



HOW CAN KEYES PROPERTY MANAGEMENT HELP YOU?

LONG-TERM MANAGEMENT SERVICES and COMMERCIAL MANAGEMENT SERVICES

With a proven approach to management that's customized to your specific needs, the Keyes Team will:

- Provide comparative market analysis (CMA)
- Work to maximize rent amounts
- Work to minimize vacancy time
- Qualify prospective tenants
- Offer property investment and management counseling
- Provide account for all financial records
- Minimize unnecessary repairs
- Contract with qualified vendors

VACATION/SHORT TERM MANAGEMENT SERVICES

- Regular walk-thru's and inventory inspections
- Dedicated reservation staff that is committed to maximizing your income while only placing qualified guests in your home
- Credit card payment processing

VACANT PROPERTIES

We also offer customized management services for vacant properties.

For more information on how Keyes Property Management can make your property work for you, call today 386.423.0778.

Advanced Technology

Keyes prides itself on staying at the forefront of technology to serve our clients better, with benefits that include:

- A widely-visited website keyes.com and www.newsmyrnabeachrentals.keyes.com www.keyesco.propertyware.com
Virtual tours available for listings
- Traffic/activity report on vacant properties
- Direct Deposit available for our Property Owners convenience
- State of the art accounting software for tracking and reporting all financial information

Keyes

PROPERTY MANAGEMENT



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www.keyesrentals.com

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Let the leader in
Real Estate exceed
your Property
Management
needs