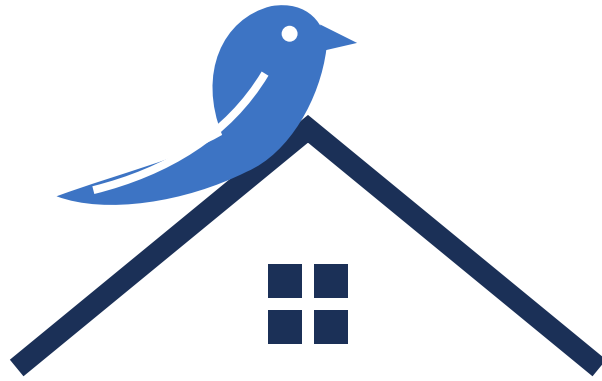




BLUEBIRD

— PROPERTY MANAGEMENT —

LIVING WELL. GROWING INVESTMENTS.

OWNER INFORMATION PACKET

Full-Service Residential Property Management in Lubbock, Texas

3417 73rd Street, Unit 31 | Lubbock, TX 79423
806.401.4273 | christian@bluebirdlbk.com

Prepared for prospective property management clients

Welcome to Bluebird

Nearly a decade of experience serving the Lubbock community

Bluebird Property Management provides full-service residential property management and real estate expertise built around the needs of today's property owners and investors. We specialize in managing single-family rental homes while helping owners protect their investments, maximize rental income, and achieve long-term success.

As active real estate investors ourselves, we understand the challenges and opportunities that come with owning rental property - and we bring that firsthand perspective to every home we manage. From strategic tenant placement and responsive maintenance to financial reporting and investment guidance, our team delivers professional service, transparent communication, and results.

Why Hire Bluebird Instead of Self-Managing?

1 Maximize Your Investment Returns

Competitive rental pricing, effective marketing, quality tenant placement, and proactive management reduce vacancy, minimize turnover, and protect the long-term value of your property - delivering stronger, more consistent returns with less effort on your part.

2 Save Time and Reduce Stress

Maintenance requests, tenant communication, lease enforcement, inspections, and vendor coordination all take time. We manage the day-to-day responsibilities so you enjoy the benefits of ownership without the demands of self-management.

3 Better Screening Creates Better Tenants

Our comprehensive screening evaluates credit, income, employment, rental history, and background information to identify qualified applicants. Reliable residents from day one mean less vacancy, lower risk, and a better rental experience.

***"You are not just hiring a management company -
you are partnering with a team genuinely invested in your success."***

We Handle Everything

As your Lubbock property manager, every detail is covered

Marketing

Smart marketing drives profitable rentals. We perform a thorough market analysis on every property to position your rental competitively and maximize your ROI.

Tenant Screening

Comprehensive screening on every applicant - credit, income, employment, rental history, eviction history, and criminal background - to place qualified residents.

Rent Collection

You get paid on time, every time. Convenient online tenant payments, prompt late-payment follow-up, and fast owner disbursements by ACH direct deposit.

Maintenance

Detailed move-in and move-out inspections with full condition documentation, a trusted vendor network, and quick, professional resolution of every issue.

Financial Reporting

Log into your Owner Portal anytime to review monthly statements, download reports, and track performance. Year-end summaries and 1099s make tax time easy.

Eviction Protection

If a tenant ever needs to be removed, we cover the cost of a simple uncontested eviction (some restrictions apply) and manage the process from start to finish.

Our Guarantees

Protection you can rely on

- ✓ **Satisfaction Guarantee**
Not happy? Cancel anytime - no long-term contract.
- ✓ **Responsive Communication Guarantee**
We respond to all owner and tenant inquiries within 24 hours.
- ✓ **No Hidden Fees Guarantee**
Transparent pricing with no surprise charges.
- ✓ **Quality Tenant Guarantee**
Every tenant is background-checked and credit-screened.
- ✓ **On-Time Payment Guarantee**
Owners get paid on the same date every month.

A Thorough Screening Process

A single credit score doesn't tell the whole story. We evaluate every applicant across multiple factors to gain a complete picture of their qualifications:

- ✓ Credit history review
- ✓ Income verification
- ✓ Rental history verification
- ✓ Eviction history review
- ✓ Employment verification
- ✓ Debt-to-income evaluation
- ✓ Previous landlord references
- ✓ Criminal background screening

The result: Fewer late payments, fewer lease violations, less property damage, and less turnover - protecting your property and your long-term investment.

Transparent Pricing

Professional service, no surprises

Service	Lease Only	Full Service
Leasing Fee	75% of One Month's Rent	75% of One Month's Rent
Monthly Management Fee	-	9% of Monthly Rent
Lease Renewal Fee	\$250	\$250
Professional Rental Price Analysis	✓	✓
Professional Property Photography	✓	✓
Marketing & Online Advertising	✓	✓
Comprehensive Tenant Screening	✓	✓
Lease Preparation & Digital Signing	✓	✓
Move-In Condition Report	\$250	✓
Move-Out Inspection	\$250	✓
Existing Tenant Onboarding	-	\$300
Dedicated Property Manager	-	✓
Online Rent Collection	-	✓
Monthly Owner ACH Deposits	-	✓
Maintenance & Utility Coordination	-	✓
Full-Service Accounting	-	✓
Property Turnover Coordination	-	✓
Monthly & Year-End Financial Reports	-	✓
Quarterly Property Inspections	-	✓

Lease Only: Professional leasing for owners who manage the property themselves after placement.

Full Service: Leasing, rent collection, maintenance, inspections, reporting, and ongoing management.

Second Nature Resident Benefits Program coming soon - details and pricing announced at launch.

Getting Started

Three simple steps to stress-free ownership

1 Schedule a Consultation

Tell us about your property and goals. We'll provide a free rental market analysis and personalized, data-driven guidance - the same insight we apply to our own portfolios.

2 Sign the Management Agreement

We move quickly once the agreement is in place. Onboarding is efficient because vacant days cost you money.

3 We Take It From Here

Marketing, showings, screening, leasing, rent collection, maintenance, and reporting - all handled. Track everything anytime in your secure Owner Portal.

Let's Talk About Your Property

Call or email today to schedule your free consultation.

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3417 73rd Street, Unit 31, Lubbock, TX 79423

OFFICE HOURS

Monday - Friday: 9:00am - 5:00pm | Saturday & Sunday: Closed

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Bluebird Property Management is a fully licensed property management company operating in Lubbock, Texas.