

PROPERTY OWNER

THE OZ REALTY PROCESS: From Asset to Advantage:
The Owner's Welcome Packet

5429 N. Detroit Ave
Toledo, OH 43612



Welcome to **Oz Realty**

Oz Realty is the premier residential property management firm in Lucas County, serving both experienced investors expanding their portfolios and new owners transitioning to professional management.

We distinguish ourselves by offering a clear, package-based fee structure rather than an income percentage model, thereby eliminating financial guesswork for our clients. Our philosophy asserts that management compensation should align directly with the value of services provided, a strategy that consistently saves our clients thousands annually.

Our commitment to superior asset care is driven by an innovative, proprietary system. The Oz Realty Method is a comprehensive, start-to-finish solution covering every critical aspect of property management: initial consultation, seamless onboarding, detailed inspections, efficient leasing, and reliable maintenance. We are dedicated to making the entire process efficient and straightforward for both property owners and tenants.

Founded in 2014 by Engelo Rumora, Oz Realty's core mission is to manage every property with the diligence and accountability of an owner-operator.



Engelo Rumora
CEO



OzRealty

Property Criteria

Our reputation is built on delivering exceptional living experiences. To maintain this commitment, we require all managed properties to meet a predetermined set of quality and safety criteria. Please consult the detailed list below to ensure your property aligns with our standards.

A Newly Built Assets

We embrace newly built properties! These assets typically feature warranties, minimal initial maintenance, adherence to current building codes, and exceptional market appeal, ensuring a swift and seamless leasing process.

B Recently Renovated Properties

Age is no barrier to excellence. We welcome recently remodeled homes where all critical systems are new or comprehensively updated. A well-executed renovation can elevate a property's appeal to rival new construction.

C Great Condition

Our portfolio includes homes in 'great condition' - meaning zero safety concerns, no unresolved maintenance issues, and all essential systems fully operational. Older homes, meticulously maintained, often provide unique character and appeal.



Speak to an expert
(419) 740-6089

Oz Realty reserves the exclusive right to decline any property or property owner at its discretion.

All new property owners must ensure the property is in a rent-ready condition before our management services commence. Should additional preparation be required, applicable service fees will be incurred to ready the home for resident



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Oz Realty Leasing Process

1 Initial Inspection

Oz Realty conducts an inspection to ensure the property is rent-ready.

2 Marketing

We market your property using professional photos, extensive online listings, and social media promotions.

3 Showings

We make viewing easy with self-guided property tours.

4 Approval Workflow

We'll inform you once we've secured a qualified resident and finalized all steps to complete their tenancy.

5 Tenant Move-in

The move-in process includes payment collection, lease signing, and key handover, along with a review of essential property care and maintenance responsibilities to ensure a smooth move-in experience.

Complete Tenant Assessment

All applicants are required to complete a comprehensive screening process, which includes:

- Comprehensive background review, including criminal record verification
- Non-impact credit evaluation (minimum score requirement: 550)
- Eviction history assessment
- Income qualification review – must demonstrate income of at least 3x monthly rent
- Rental History Verification (VOR)

90% Resident Placement

Securing a qualified resident is key to your property's success, as it promotes on-time rent payments, proper home care, and lower turnover. A reliable resident helps minimize maintenance costs, safeguard your investment, and ensure a smooth, profitable rental experience.

Optimized Ownership Experience

High-quality property photos and detailed listing information

Real time property stats

Tour feedback from renters

Pricing and market recommendations

Advanced screening and fraud protection



OzRealty

Our services offer

Percentage & Diamond Packages

We believe that invoices from our competitors should come with a warning. Wondering why? Because they're filled with lots of unnecessary, hidden fees that they conveniently "forget" to mention at the start. This leaves customers upset and frustrated when they get their invoices.

At Oz Realty, we understand the importance of being transparent about our fees. That's why our pricing structure contains no hidden fees. Plus, it's affordable too! We take pride in having one of the most competitive fee structures in Toledo. So you don't have to worry about breaking the bank. We'll maximize the returns on your Toledo property while minimizing your expenses.

PERCENTAGE

Rent collection fee - 10%

Tenant Placement - 1 month rent

Lease Renewal - \$250

New Property Onboarding - \$300

Maintenance Upcharge - 30%



Discover our Diamond package – a first of its kind in the Toledo real estate market and the ultimate solution of convenience and affordability. This package is designed to incentivize our performance and for you to enjoy all the essential aspects of property management for a fixed price budget.

The Diamond Package is a set monthly fee and in its very own way like a property management "insurance policy" that can potentially save investors thousands of dollars in annual fees in case of eviction, maintenance repairs, tenant placement charges, vacancy, etc.

DIAMOND

Fix collection fee - \$250

NO Lease Renewal Fee

No Eviction Up-charge Fee

No Maintenance Up-charge Fee

No Tenant Placement Fee

New Property Onboarding - \$300



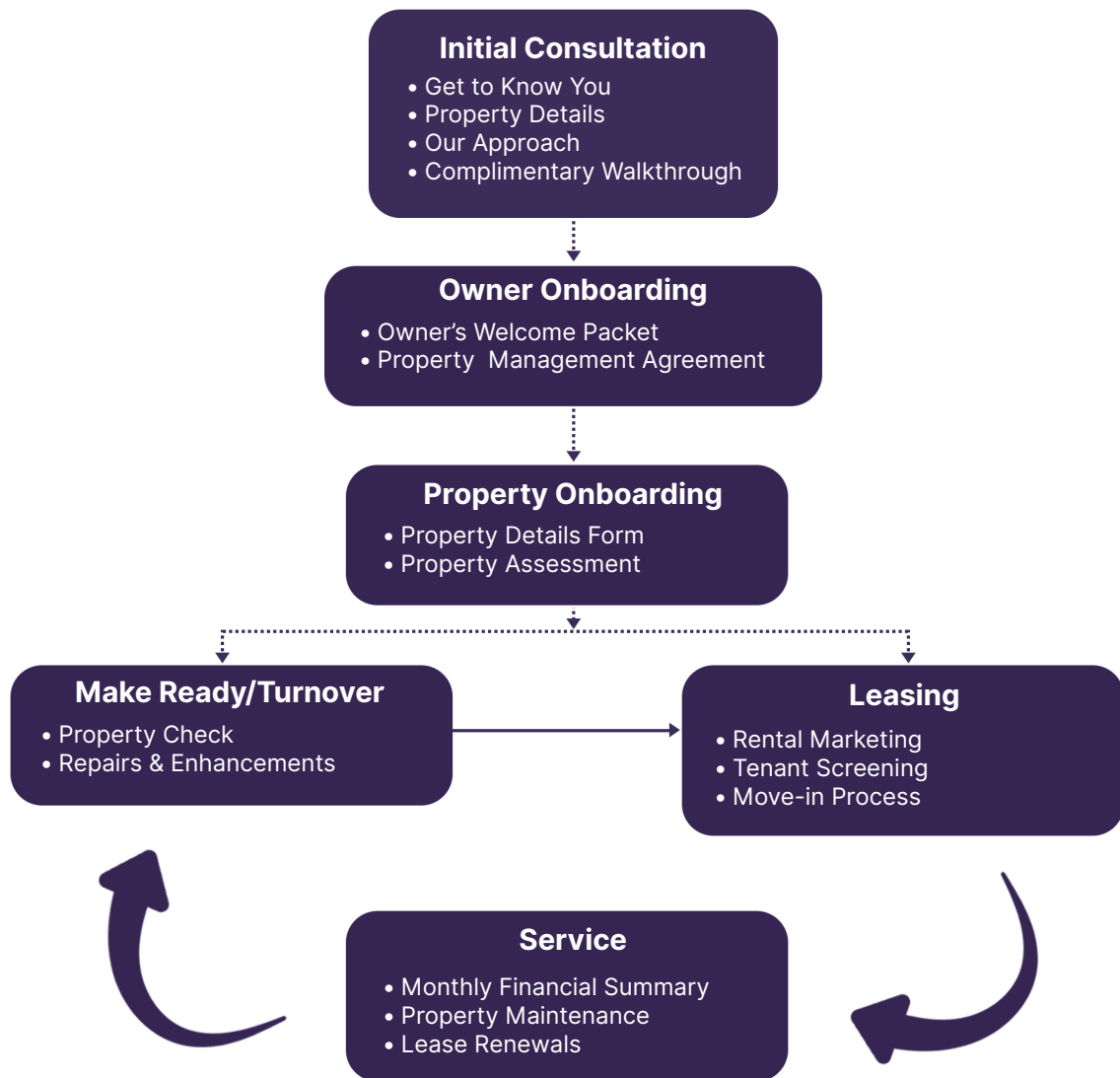
OzRealty

We keep things simple.

Hassle-free Onboarding

We've perfected our onboarding process; it's quick and effortless!

Estimated completion time varies depending on the property's rent readiness.
Take a look at our Management Flow below.



Got a question?

Our support team is always ready to assist you!
If you have any questions, feel free to email
jake@ozrealty.house or call us at (419) 740-6089 Ext. 1.



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Appreciate the simplicity

Online Property Management System

Both property owners and residents will enjoy secure access to their dedicated online portals.



OWNER PORTAL

- Get real-time access to custom financial reports
- View and share essential documents anytime
- Review your rental history
- Easily access through your phone, tablet, or computer

Owner net deposits are processed by the 25th of each month. Please check your bank account around that date.

RESIDENT PORTAL

- Get automated reminders for rent payments
- Easily view your rent statements
- Pay online or enroll in Auto Pay for convenience
- Access your lease documents
- Available on any device such as phone, tablet, or desktop

Maintenance Made Simple

Maintenance Requests



Residents can submit maintenance requests 24/7 through our maintenance platform, Property Meld.

Online Maintenance Requests

Property Meld is a user-friendly platform that makes submitting maintenance requests simple. With just a few clicks, residents can report issues, track progress, and communicate directly with our maintenance team, all in one convenient platform.

Round-the-Clock Support

Maintenance requests sent after business hours or on weekends will be handled the next business day. In case of an emergency, our after-hours dispatch team is available to assist. Please see the information below for more details on what qualifies as an emergency.

Identifying Emergencies

An emergency maintenance issue is any situation that threatens personal safety or could cause serious damage to the property if not addressed immediately, such as flooding. Non-urgent matters are not considered emergencies. Please keep in mind that falsely reporting an emergency may result in charges to the resident. To prevent this, we carefully monitor all emergency requests and provide guidance to residents to help avoid unnecessary after-hours service fees.

**SCAN TO SUBMIT
MAINTENANCE REQUEST:**



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