



CLEAR BLUE SKY
TAILORED PROPERTY MANAGEMENT

Your local property manager



CLEAR BLUE SKY | OUR STORY

September 2004 and a musing between two friends sparked the redesign of Orlando's property management landscape. In that meeting, the partners conjectured that the real estate market wasn't sustainable, and the Orlando vacation homeowners would likely feel the brunt - but nobody could have foreseen the impact that 2007 would have.

Leading up to 2007, the company was predominately a vacation home manager, but noting an alarming drop in vacation reservations, the partners became determined to find new revenue sources for their owners. Those head-scratching, stomach-churning meetings eventually bore fruit with a radical residential leasing program, developed to assist the owners most severely impacted by the new economy.

Leasing in 2007 was very much the same then as it is for the most part now - stuck in the dark ages. Clear Blue Sky radically overhauled its service to roll out a product that was more owner and tenant-centric, and less property manager-focused. This product was geared to creating quality homes for our tenants and reliable income for our owners. We put procedures into place that protected both parties and conversely created a more harmonious long-term relationship. We derived cost cutting-measures for our homeowners to ensure they could maximize the income their property was generating - in many cases, saving the owner from a foreclosure.

Clear Blue Sky continues to innovate, but the cornerstone of our business remains the same - offering quality homes for quality tenants.



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CLEAR BLUE SKY | LEASING MANAGEMENT

We are proud of our intrinsic knowledge of the Orlando rental market and incumbent demographic - we know what makes it tick. During the past 15 years the company has accrued an enviable reputation for providing tailored, cost-effective management solutions, married with excellence in customer service. The scope of our expertise is acquired through our experience, enabling the Clear Blue Sky team to predict potential 'bumps in the road' and implement preventative measures, but when necessary, effectively manage the unforeseen with minimum disruption and cost.

HASSLE FREE CONTRACTS

The relationship you share with your property manager should be a true partnership, not an obligation. At Clear Blue Sky, we view each client as a partner. In order for our business to succeed, we work diligently to provide management that generates quantifiable and tangible results - NO excuses.

For total transparency and piece of mind, we offer you a NO hassle agreement with NO penalties, NO questions asked.

STRATEGIC MARKETING

All of our clients benefit from our hands-on marketing strategy that includes advertising with approximately 50 local publications. We also advertise our listings through our proprietary listings platform and social media accounts, reaching the largest possible swatch of the population.

LICENSED MAINTENANCE

We employ a diverse team of talented professionals to handle the needs of our rental properties. From pool service technicians to cleaning crews, our capable maintenance crews will keep your property in great shape and ensure the satisfaction of your tenants.



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CLEAR BLUE SKY | LEASING MANAGEMENT

TENANT SCREENING

A bad renter can lead to increased turnover, costly maintenance repairs, and eviction headaches; that's why screening is a critical step in the leasing process. We check credit, criminal, and eviction reports. We also verify previous landlord and income. Best of all our decisions ensure we keep you in compliance of Fair Housing Laws.

RENT COMPARISON

Using our local knowledge and those provided nationally, we analyze your rental prices compared to other units of similar size and bedroom count in the same geographical area. You can stay ahead of your competition with the confidence to adjust rental prices to maximize your revenue and fill vacancies faster.

TENANT LIABILITY INSURANCE

Accidents and damage happen – it's just a fact when managing rental properties. When they do, if your renter doesn't carry insurance it can be expensive. We have options that can be tailored to help you get the maximum protection for your properties and meet renters' needs.

ACCOUNTING PRACTICES

Clear Blue Sky utilizes a complete and solid accounting software system that was built specifically for property management professionals. Through our secure 24/7 online access, we share financial statements, leases, and receipts allowing you to access critical information at your convenience. We prepare and forward your rent payment by ACH and send monthly statements on the 15th of each month. Our statements clearly illustrate all transactions pertinent to your home, so you have complete peace



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CLEAR BLUE SKY | UNRIVALED PRICING

TENANT PLACEMENT ONLY	ESSENTIAL MANAGEMENT	GUARANTEED SUCCESS
\$0/MONTH PLACING A TENANT FEE = 1 MONTH'S RENT	\$99/MONTH PLACING A TENANT FEE = 1/2 MONTH'S RENT	\$169/MONTH PLACING A TENANT FEE = 1 MONTH'S RENT
Rental Price Analysis	ALL OF TENANT PLACEMENT PLUS	ALL OF ESSENTIAL PLUS
3 Point Applications	Online Rent Collection	Fast Pay
Move-in Check	Marketing Photos	Eviction Administration
Strategic Marketing	Monthly Financials	Bill Pay Service
•	Owner Portal Access	Insurance Claim Oversight
•	Direct Deposit	Bi-annual inspections
•	Move-in - Move-out Services	Pet Damage Protection (\$1000)
•	Repair Coordination	Home Warranty Repair Inc
•	Takeover Inspection	Takeover Inspection
•	24/7 Emergency Response	24/7 Emergency Response
•	Optional tenant guarantee	Tenant Guarantee
•	Optional damage guarantee	Damage Protection (\$5000)
•	Optional eviction guarantee	Eviction Protection (\$5000)
•	Optional rent loss guarantee	Rent Loss Protection (1 Month)



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WELCOME TO
DOWNTOWN
ORLANDO
THE CITY BEAUTIFUL



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