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Will you require a repair escrow?

A small repair escrow of \$350 is kept for your benefit. you the Owner if and when any repairs are needed. We will contact you for permission for any repairs exceeding this amount and will naturally only do what is necessary to maintain the home's quality standards.

I have a current problem Tenant, what can Cornerstone Property Management do to help?

Glad you asked! We are recognized as expert witnesses in Fairfax, Prince William and Arlington Counties regarding Property Management. We can take over your problem and quickly and effectively get the issues resolved.

For a very reasonable fee we will put the issue behind you. We have the expertise regarding 5 day notices, warrant and debts, writs of possession, letters of reservation, Section 8 as well as HUD requirements.

Do you sell homes?

We have a solid, vibrant and experienced sales and marketing team at your disposal. We have many unique and money making ideas we can share to market your home even with a tenant in place.

This affords you continued rent and cooperation from your tenant. Current Property Management Clients receive major benefits when they allow us to market their homes.

How do you determine Fair Market Value?

We have been actively renting property and managing properties for both Owners and REO's for over 32 years. Being intimately familiar with the market we routinely preview homes, attend local market forecast seminars to keep abreast of the values and trends.

The average Realtor Associate with our firm has over 8 years experience with our company. Our ear is to the ground as far as market activity. We will utilize of course the MRIS system, visually inspect the property, preview the competition if needed and convey the information we use directly to you the Owner.

How do you market my home to potential Tenants?

Cornerstone Property Management of Virginia Inc. is a licensed Real Estate Brokerage with our associated Company Jobin Realty Springfield with over 90 sales associates. We get calls regularly from both clients and other Realtors ® who have

clients in need of properties. We actually manage many Realtor's properties in our marketplace. We are members of the National Association of Realtors as well as the Virginia Association and Northern Virginia Association. In conjunction with our associations as Realtors® your home will be marketed through the Regional Multiple Listing Service, MRIS which links to the two highest used trade web sites, Homes.com and Realtor.com.

In addition your home will be featured using Visual Tour® which less than 15 % of Realtors in the Northern Virginia Market place at this time use. By using Visual Tour® your home will have the advantage of "panoramic presentation pictures", "hotspots", and email tour capability, mood creating music and voiceovers and links of your home to multiple websites. We utilize the following websites:

Google Base, Birdview, Frontdoor.com, Trulia, Homespaces.com, MRIS & Homes Data Base, Homeseekers, Oodle.com, Prudential Properties VOW, The Real Estate Book, Vast.com, Yahoo, Zillo.com, Postlets, Craigs list, Militarybyowner.com to name a few.

Why does it make perfect sense to allow CPM to manage your investment property?

Using a professional Property Manager who is in the business full time just makes more sense.
