

OWNER WELCOME PACKET



Stamperthompson.com

STAMPER
THOMPSON
REAL ESTATE & PROPERTY MANAGEMENT



MEET YOUR TEAM



Amy Stamper

Realtor / Broker

✉ amy@stamperthompson.com

Amy Stamper is a seasoned professional with over 19 years of experience in the real estate industry. Her dedication and expertise have made her a trusted name in the field.

Ashley Thompson

Realtor / Broker

✉ ashley@stamperthompson.com

Ashley's entire career has been centered around the Freedom Drive Corridor. With over 28 years of finance and real estate experience, Ashley got her Real Estate Broker's license in 2018 to pursue her passion of helping others become homeowners. Ashley has been in property management for 8 years.



Jarrod Wells

Realtor / Broker

✉ jarrod@stamperthompson.com

Jarrod Wells was born in Athens, GA, and lived in Georgia until he met his wife in 2010. Jarrod, his wife, and their daughter currently live in Huntersville. Although new to the sales side of real estate, Jarrod worked for a real estate law firm doing accounting work for four years after graduating from Georgia Southern with a bachelor's degree in accounting.





MEET YOUR TEAM



Gary Blue

Maintenance Manager

✉ gblue71@gmail.com

Gary Blue is the maintenance manager for ST Realty. He is the owner operator of his company, Simple Solutions Handyman Services. With more than 20 years of maintenance and construction experience he is very capable of handling most any home repair needs. As a proud combat veteran, Gary has a strong work ethic and takes a lot of pride in his work.

Amy Cain

Accountant

✉ stproperties@stamperthompson.com

Amy's working career has been in the software support and accounting industries. She is hard working and detail oriented with a passion for numbers. Amy grew up in south Charlotte and spent her college years at UNC Charlotte where she met her husband, Reggie. They have been married for 29 years and live in Concord, NC where they are raising their sons. Reggie works for a residential architect firm in Davidson, NC, Matthew is a senior at NC State University studying to be a civil engineer and Mason is a high school junior who loves to play soccer.





WHAT IS OFFERED

With a combined 25+ years in the Real Estate Business we offer real hands on company with amazing communication skills to help place tenants in your homes.

- 9% Management Fee (subject to change)
- Option to pay HOA, mortgage, utilities, insurance, etc from proceeds each month
- Access to Door Loop portal from anywhere, yearly budgets and an option to use your vendors at no additional charge.
- Sales analysis if you decide to sell and will offer a brokerage discount
- 24 Hour Maintenance
- Full time maintenance staff
- Full time accounting service
- Access to over 35 vendors we use that make us top priority for our clients
- 10% supervisory fee on all maintenance work we coordinate
- Professional Photos for all Rentals
- Custom signs for yards



THE PROCESS

01

Documents Signed

Professional Photos are taken, Signs are placed in the yard and MLS has been completed.

02

Lease Documents Signed

Congrats the property is officially leased!

03

Tenant Move In

Once the lease is signed and you know the move in date of the new tenants, tenants will call and set up utilities. Owner is to set up to have utilities revert back upon move-out.

04

Tenant Move In

Once the tenants officially move in we will keep you informed of any maintenance issues or requests from the tenants over \$500.00.

05

Monthly Items

Disbursements are sent on the 15th of the month and process within 5-7 days in your account. Door Loop gives you access to all monthly statements/invoices.





SIMPLE WAYS TO GET YOUR HOUSE READY FOR TENANTS

Now that you are getting ready to list your property for rent, it's important that you go through the list below to ensure your property is ready for new tenants.

- Make sure all appliances are in working order and up to safety standards.
- Make sure all windows and doors are secure, and that locks are in place.
- Ensure that any smoke and carbon monoxide detectors are installed, and that they are regularly tested.
- Repair and paint any walls or ceilings that are damaged or scuffed.
- Clean and sanitize all surfaces, including floors, appliances, and bathrooms.
- Replace any worn-out carpeting or flooring.
- Update any outdated fixtures or lighting.
- Ensure that all plumbing is in good working order.
- Check for any pest infestations, and treat if necessary.
- Make sure that all outdoor areas are clear of debris and hazards.
- Replace any/all furnace intake filters and leave a couple extras for tenants



Thank you!

The Stamper Thompson
Team looks forward to
helping you with all your
property management needs!



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