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About Sequel

For more than 25 years, Sequel has specialized in providing property owners with the very best in

- **Building & Construction**
- **Property Management**
- **Rental Property Leasing Services**

Sequel is deeply committed to helping our clients maximize the income potential of their properties while taking the hassle out of leasing properties...

A strong focus on building and maintaining relationships is an important part of our success strategy.

It's no surprise that many of our original clients are still with us today!

Even in a strong rental market, finding the "right" tenant can be a daunting task...

Leasing Service

Sequel offers a one-time service fee (equal to a full month's rent), to market and show your property and process applications until we find a suitable, qualified tenant.

Once we have an approved tenant we

draft the lease, collect the move-in funds (security deposit and first month's rent) and handle the transfer of property to the tenant.

All the funds collected at the lease signing are processed with guaranteed funds.

We pay ourselves the one time leasing fee, and mail you a check for the balance of the funds collected along, with a final financial statement and copy of the lease agreement.

Ongoing management becomes your responsibility.



*Sequel is a
New Hampshire
licensed real estate
office...*

Steven M. Vallier
Principal
Real Estate Broker
License No. 046898

**For more
information
contact:**

Jan Hammond
Leasing Agent
603-889-5160 x110
JHammond@SequelNH.com

Office Hours:
Monday – Friday
8:00-4:30

**2 Knightsbridge Dr
Nashua, NH 03063**

Advertising & Marketing

Sequel uses the most effective advertising and marketing tools to promote your property and find a qualified pool of applicants.

Our complete marketing and advertising services include a mix of electronic media including:

1. Market analysis of your property to maximize income
2. Take photos and provide a written description of your property
3. Post your property on our website, Craig's List, Zillow, HotPads, Yahoo, Frontdoor, ZillowMobile, Hotpads Mobile, Backpage, ByOwnerMLS, Enormo, Oodle, Trovit, Zumper, MyNewPlace, Trulia, Lovely, and other appropriate websites.
4. Show your property to prospective tenants
5. Open houses
6. Placing a sign in front of your property (if desired)

You'll also benefit from our long rental history and outside resources in the Southern New Hampshire area.

Sequel receives many inquiries directly from potential renters as well as from our existing renters that would like to change properties for one reason or another.

Tenant Screening

An important key to successful property management is placing the right tenant in the right property.

Sequel is extremely thorough and uses a proprietary in-depth screening process to make sure you are getting the right

tenant. Our background checks include accessing credit reports, evictions, landlord reports, and criminal records. We also have personal interviews with potential renters, confirm employment and verify income, and check rental referrals

from current and past landlords.

Once we have covered all the bases we will present you with the best qualified applicant for your approval.

Remodeling Services

Saving Money while Increasing Rental Income...

When renovating and cleaning a rental property, it is often difficult to cut costs while maximizing your return on investment (ROI).



From simple remodeling projects such as changing bathroom fixtures, to laying down a new floor to larger projects such as gutting and remodeling a kitchen, we have the experience and know how to get remodeling projects done on-time and on-budget.

Having managed 100's of rental properties, Sequel can also advise you as to which

improvements will add the most value to your home.

Be methodical when surveying the entire property. Try to view the property turnover as lots of little jobs, not one big job. If the little jobs are not entirely necessary, then leave them for next time...

Eviction Services



Many property owners have first come to us when they were faced with evicting an undesirable tenant.

Sequel's 25+ years of experience has taught us how to

make this process as smooth and as quick as the law allows.

We will handle all of the legal, logistical, and communications work for you – minimizing the time needed to get the property returned to you while giving you "distance" from the process.

As soon as the tenant has been removed our crew will make your

property rental ready and help you get it re-rented as soon as possible.

Sequel is proud to say that due to our thorough screening process as well as our philosophy of building good working relationships with tenants we rarely encounter the need to evict a tenant we place in our clients' properties.



603-889-5160
EXT 110



Jan Hammond
Leasing Agent
JHammond@SequelNH.com



SequelDevelopmentNH.com



FACEBOOK



LINKEDIN