



We understand the *Art of*
**Buying, Selling, Investing,
Financing, Managing and Leasing
Real Estate**

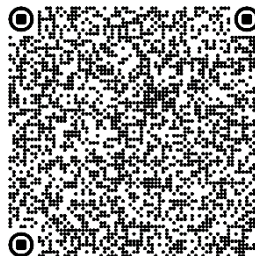
We understand People. We know Real Estate

On the market
How we Buy, Sell, Manage Real Estate



Hussain Mandviwala

Realtor, Mortgage Agent (Lic # M23006055), CSM, CPM, Property Manager



RE/MAX
WEST REALTY INC.

B R O K E R A G E

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www.theyorkrealtors.com

Why list with me and my brokerage, let me give you

10 million reasons

Over 10 million people every month choose ReMax to start their home search, making us the most popular online brokerage in Canada and globally.

The **most exposure in Canada and globally** delivers the greatest interest in your home

9 OUT OF **10**

Homebuyers and sellers know Re/Max



Listing your home with me also means that you will have access to marketing power, along with access to my network of realtors and connections.

When you list with Remax West, the brand is a stamp of assurance for many potential buyers. Buyers often feel more comfortable with an international brand they know and trust.

We prep your home for sale, have it photographed professionally along with a 3d virtual tour and prepare the right marketing material for it. The goal is to we aim to get you top dollars on your investment.



Your property will be displayed globally on Remax website. It allows people to search worldwide in their own language and currency.

We maximize your home sale outreach by sharing the listing with our network of 6,000 agents and search for a match with our existing buyers.

Advertise your property through traditional media such as print, flyers, e-newsletter and 50+ various property portals along with social media channels to maximize exposure to clients

Additional Services offered

- Handyman Services
- Home Cleaning & Staging
- Touch Up Painting
- Moving Services*
- Junk Removal Services*
- Staging Services*

Hello, Ola, Namaste, Ciao, Bonjour, Salut, Salaam, Aloha, Ni Hao..



Consistent 5 Star Ratings on Google Maps (The York Realtors)

ABOUT ME



Hussain Mandviwala

Realtor / Property Manager / Mortgage Agent
Agile Lead / CSM / CSPO / Project Manager

100% Satisfaction Guaranteed

If you're not completely satisfied with my service as promised, **you can cancel your agreement with me anytime. You're the boss!**

Academics

- Bachelors in Accounting and Management Information Systems | University of Houston
- Minors in Architecture | University of Houston
- Certified Scrum Master / Product Owner / Project Manager

Work

- Full time Realtor, Property Manager and Mortgage Agent
- 15+ years experience in **banking** (RBC, HSBC), **print publications and radio stations** (Hearst, Indo-American News, The Daily Cougar, Masala Radio) and **several other IT and Oil and Gas industries.**

Real Estate Background

Manage

60+ properties

Trade (Buy / Sell)

80+ properties
averaging \$1.4 MM in sales
and leases over 3K in
average per home

- We build custom modular houses for investor clients for real estate investments.
- We offer property management services for our investor clients.
- Have a diverse portfolio of international investor clients from USA, UAE, France, Italy, India, Pakistan, Sri Lanka, France, Iran and Saudi Arabia.

Why do I do this, what do I love about Real Estate

I love architecture, technology and real estate, have been designing buildings during university days and that inspiration led me to working in that industry but also helping people get and grow in their dream homes. I love helping people buy, rent, sell their homes and with a combined experience of over 15+ years in various professional backgrounds. I realized utilizing of sensible technology, statistics, research, and experience in every property I undertake is important - in short love Real Estate and everything that comes with it



Why should you choose me ?

Helping people find, sell, manage and fund their dream home is the bottom line and to help them achieve that home ownership goal. Even though there are plenty of realtors and property management companies. We all do it for money definitely but when you do something you love, the customer satisfaction, happiness and a general desire to wake up and do something great naturally comes in self and that is what inspired me to do great things for my clients.

Property Management Services

Why us ?

The York Realtors is a one stop property management / buying and selling / financing and investing company. We have been in business since the last 4+ years. We are a team of 10+ people with a combined experience in various fields and specialization. We use sensible technology, statistics, research, and experience in every property we undertake.

What Services do we provide ?

We are a full-service, boutique property management company. We offer:

- Tenant screening
- Tenant management – work orders, tracking, status updates
- Owner updates
- Annual rent increase requests to tenant and/or housing authorities (if applicable)
- Perform quarterly inspections (inside and outside) on a predefined schedule looking for repair needs, safety hazards, code violations, lease violations, etc.
- Send owner detailed documentation of expenses via invoices and receipts via email and/or WhatsApp
- Maintain all historical records (paid invoices, leases, inspection reports, warranties, etc.)
- Refer owner to qualified accounting firms where necessary
- Establish a preventative maintenance policy to identify and deal with repair needs
- Assign jobs to different parties (in-house employees, handyman and professional contractors) based on who will do the best job for the best price

What it will cost me to manage ?

\$100/month per unit and peace of mind..

Is this a long term thing ?

Absolutely Not! If you're not happy with our services for any reason, you can cancel anytime.

Property Management – Onboarding FAQ's

Are there any other charges ?

Owners will be notified, and approval sought before billable services are performed. Our rates are market competitive and are project-based. No surprises with hourly labor rates! Manager will provide the following services at an extra charge:

- Prepare unit for rent - clean home and optimize interior appeal
- Labor and materials for any work done (repairs, maintenance, rehab)
- Landscaping (\$35+/cut) and snow-cleaning (\$55+/clearing)
- Legal costs such as eviction, lawyer fees, court fees, etc

Any work done outside the standard property management services

Note that all charges are approximate and are based on a variety of factors to do with the unit, property, and or tenant.

How do I know you are doing the work that you are charging for?

We provide before-and-after photos/videos of all work orders, inspections, and make-readies (full-rehab).

Do you offer a maintenance plan?

Yes, we have an Annual Maintenance Plan with competitive pricing. Prices vary based on property type.

What happens when a tenant does not pay? Can you help in getting my rent / or eviction done?

Yes, we can. Our property managers are specialists in working with tenants who are hard to reach, or do not pay. Our formula of “Tough on Principles, Gentle on People” works well and we have a great track record of getting rent from tenants who landlords on their own (or through other property management companies) just could not do. As a final option, we have great vendor partnerships with eviction attorneys who can swiftly get the tenants evicted if the need so arises. Rest assured that we exhaust all options (including cash-for-keys) before we go for an eviction.