



**DEDICATED TO BOSTON AREA PROPERTIES FOR NEARLY 30 YEARS**

Arlington • Belmont • Cambridge • Lexington • Lincoln • Medford • Newton • Somerville • Waltham • Watertown • Wellesley • Weston • Winchester

## **RENTALS & PROPERTY MANAGEMENT PROGRAM**

We find qualified tenants, prepare necessary documents, facilitate the turnover process and more! The typical cost of property management for apartments, single family homes and single condominiums is 10% of the gross monthly rent. Properties with multiple units may be negotiable.

- Rent & Condo Fee Collections
- Bookkeeping
- Payment of Bills
- Tenant Communications
- Facilitation of Maintenance & Repairs
- 24 Hour Emergency Response
- Periodic Inspections
- Preventative Maintenance Consultations
- Facilitation of Landscaping / Snow Removal
- Budgets & Planning for Condos
- Tax Filing for Condos

## **NEED QUALITY TENANTS?**

Let us find great tenants for you!

We work with each individual landlord to get the most suitable tenant for the best rental price.

We pre-qualify inquiries, conduct showings and applicant interviews, credit checks, employment and income verification, and check references from current and previous landlords. Next we handle the lease preparation, coordinate the signing and prepare all required Massachusetts rental forms all for a one-month fee. Call us today!

## **BUYING OR SELLING?**

If you are considering buying or selling property, please contact Carleen for a free consultation. Carleen works with multiple agents and is happy to discuss your situation and refer you to a Real Estate Agent who best suits your needs.



Join more than 100 happy owners & tenants and rate us on Google!



## MEET CARLEEN

I am a firm believer in the saying, "You get what you pay for."

I founded CJL Rentals & Property Management nearly 30 years ago. We know how to effectively communicate with landlords, both local or abroad, tenants and homeowners' associations.

Our excellent in-house team saves owners money by maintaining the property for a fair hourly rate. For example, many third-party contractors have a 4-hour minimum. Our maintenance team does minor plumbing and electrical repairs at about half the cost of a typical contractor hour.

We also have a host of trusted local contractors and family-owned related businesses. One of my brothers is an electrician and general contractor, and the other owns an HVAC company. My father was the wiring inspector for the town of Weston for more than 30 years. I've used the same plumber for 15 years.

These individuals have a great wealth of knowledge, and we often use them as a resource. Every contractor that we use is licensed and adequately insured.

We charge a flat property management fee, so there are times when other companies can indeed appear to be a little cheaper. However, many landlords and trustees reach out to us after trying another "cheaper" company. After hiring the less expensive company, they realize that after being "nickel-and-dimed" they do not know what they are paying. Frequently, they are not happy with the other company's service. Further, they cannot budget because other companies throw in extra charges.

CJL does not charge extra if we go out at night or on the weekend. We only charge if our maintenance person picks up tools to repair something.

CJL does not charge extra administrative fees. If renovations, remodeling, or capital improvements are needed, we only charge a small percentage of the total cost.

Our solid and consistent communication with the landlords, owners and tenants is only one of the many attributes that customers benefit from with our services. Call us today and see the difference for yourself!



Some property management companies hire outside contractors for everything from a leaky faucet to minor cosmetic repairs. CJL Rentals & Property Management has a reliable, in-house staff for most of our clients' maintenance needs.

**CALL TODAY:  
781-647-5774**

Follow us on social media:  
**@CJLrentals**



**WE'RE HERE FOR YOU**

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