

Akweya Properties



PROPERTY MANAGEMENT PROPOSAL





About Us

As the discerning property owner, you deserve nothing but the finest, and that's precisely what we deliver. With our refined attention to detail, bespoke services, and a deep appreciation for your unique property, we set the standard for excellence in the industry.

Indulge in the utmost peace of mind as we meticulously curate and enhance your property's allure and value. Our exclusive range of services is tailored to meet your exacting standards, ensuring every aspect is flawlessly executed. From seamless communication to seamless experiences, we leave no detail unattended.



CHAPTER N.1

3 reasons why we are the best option for you



The Akweya Advantage - Why We Are the Premier Choice for Luxury Property Management

1. REFINED TENANT PLACEMENT AND RELATIONSHIP MANAGEMENT

We implement cutting-edge strategies to carefully select and place discerning and responsible renters in your luxury property. Through our attentive communication and prompt responsiveness, we cultivate harmonious relationships that ensure tenant satisfaction and a seamless living experience.

2. EXEMPLARY PROPERTY OVERSIGHT AND MAINTENANCE

With meticulous attention to detail, we conduct thorough inspections and regular maintenance checks to uphold the pristine condition of your property. Our network of skilled professionals, well-versed in luxury standards, ensures that any necessary repairs or enhancements are executed to the highest level of craftsmanship.

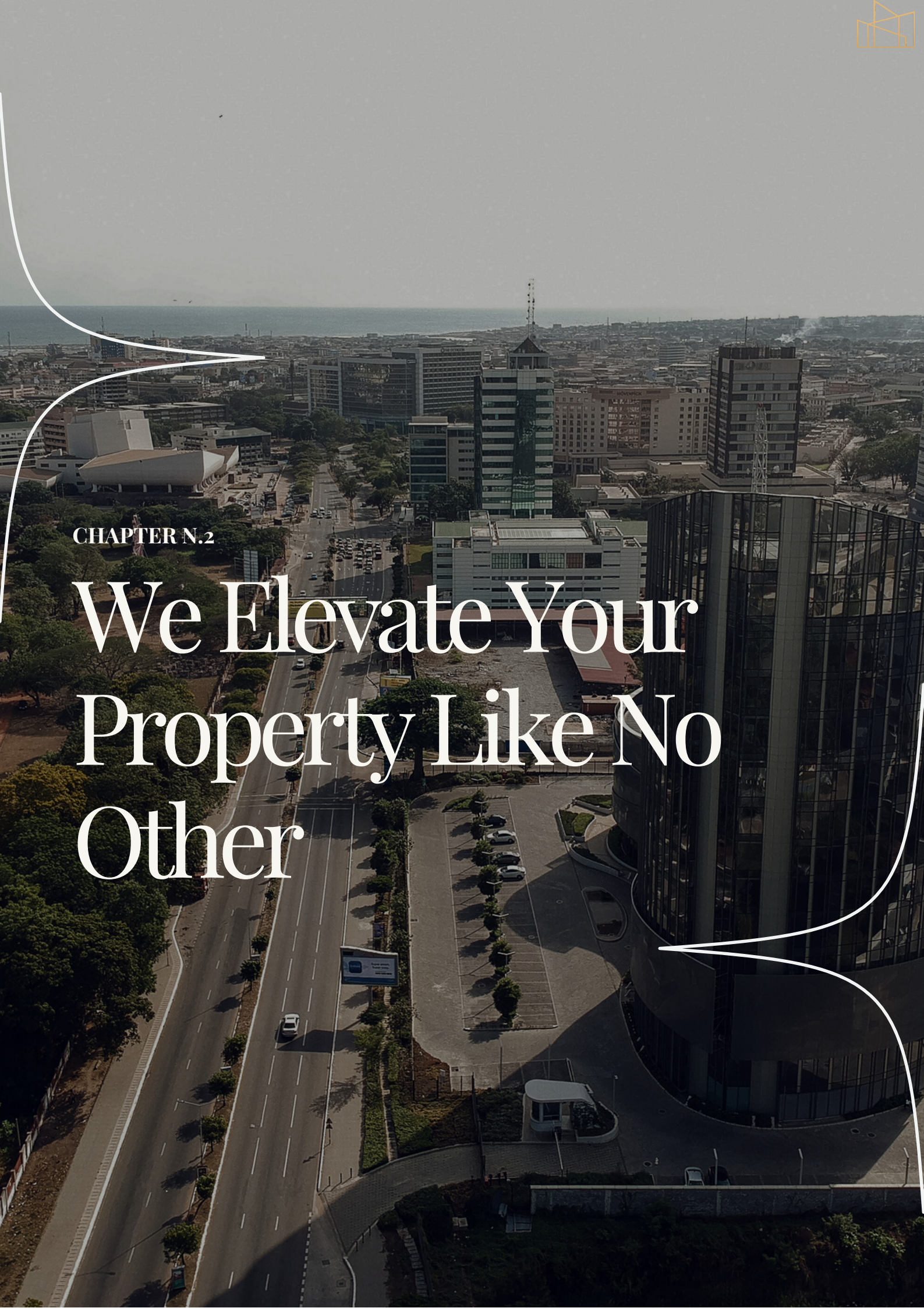
3. TRANSPARENT COMMUNICATION AND FINANCIAL MANAGEMENT

Open and transparent communication is the foundation of our service. We provide regular updates and transparent financial reporting, promptly handling expenses to ensure your peace of mind. Our focus on efficient financial management allows you to confidently entrust your property to us.



CHAPTER N.2

We Elevate Your Property Like No Other



Extensive Experience

At Akweya Properties, we understand the importance of providing you with personalized attention and exceptional service. Our dedicated Client Intake Specialists are here to assist you every step of the way.

As a luxury brand, we take pride in our over 6 years of experience and long-standing relationships with trusted vendors across the globe who uphold our uncompromising standards. When you choose to work with us, we offer a complimentary property survey to identify areas that can enhance your property's appeal, command the best price, and attract discerning tenants.



World Class Renovations

Should you have the need for extensive renovations or require the coordination of multiple trades, our distinguished fee-based service is at your disposal. Our experienced team will not only assist you with the design phase but also handle the process of obtaining competitive bids and managing the approved work from start to finish.

This comprehensive service is charged at a competitive rate of 10% of the total project cost. By availing our fee-based service, you gain the peace of mind that comes from entrusting your property to experts who will go above and beyond to ensure high-quality outcomes.

Experience the Akweya Properties difference as we elevate your property through our world-class renovations.

Expert Vendors

For your utmost convenience, we have meticulously curated a select roster of vendors who excel in routine "make ready" services, including painting, carpet cleaning, janitorial services, and minor repairs. These highly skilled professionals are an integral part of our comprehensive management agreement, guaranteeing a seamless and hassle-free process.

Rest assured, each vendor in our preferred list is not only meticulously chosen but also professionally trained to deliver exceptional results. Their expertise and dedication to their craft align perfectly with our commitment to providing top-notch property preparation services.



CHAPTER N.3

Tenant Selection: Curating an Exclusive Community of Exceptional Individuals



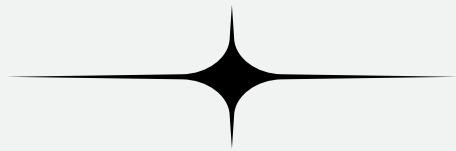
Tenant Selection

At Akweya Properties, we understand the importance of selecting the right tenants who will not only appreciate your property but also contribute to its long-term value.

Our tenant selection process goes beyond a mere screening;

it is a meticulous and comprehensive approach that ensures we handpick individuals who embody our commitment to excellence.

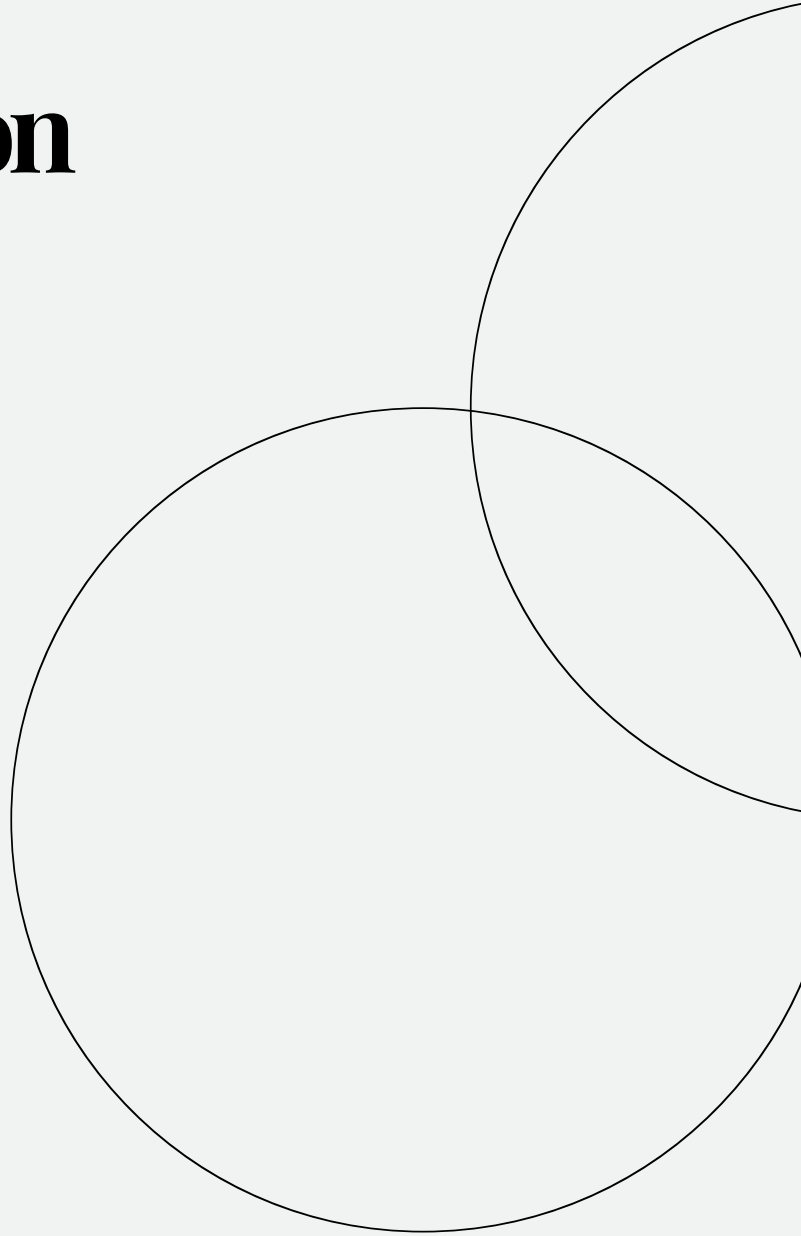
We conduct thorough background checks, including rental history, employment verification, and credit assessments, to identify responsible and reliable tenants.



HERE'S HOW IT WORKS

At Akweya Properties, we understand that tenant selection is a crucial aspect of maintaining the exclusivity and luxury standards of your property. Our sophisticated and refined approach ensures that only the most discerning individuals become residents, upholding the prestige and elegance your property represents. Here's a glimpse into the seamless and sophisticated tenant selection experience we offer:

- Bespoke Property Analysis
- Esquisite Marketing
- Impeccable Tenant Screening
- Personalized Selection



Bespoke Property Analysis

Our expert team conducts a meticulous analysis of your property, delving into its unique features, architectural design, and distinctive qualities. This in-depth understanding allows us to identify the perfect tenant profile, tailored to the refined ambiance and lifestyle your property embodies.

Exquisite Marketing and Advertising

Leveraging our extensive network of high-net-worth individuals and our expertise in luxury branding, we craft captivating marketing campaigns that showcase your property's allure to the most exclusive audience. From elegant photography to captivating descriptions, we ensure your property stands out in the luxury real estate market.

Impeccable Tenant Screening

Our stringent tenant screening process goes beyond conventional measures. We conduct comprehensive background checks, meticulously verify rental history, employment status, financial stability, and references to ensure only the most distinguished and responsible individuals are considered for tenancy.

Exquisite Marketing and Advertising

Leveraging our extensive network of high-net-worth individuals and our expertise in luxury branding, we craft captivating marketing campaigns that showcase your property's allure to the most exclusive audience. From elegant photography to captivating descriptions, we ensure your property stands out in the luxury real estate market.

Tenant Selection

At Akweya Properties, we recognize the paramount importance of thorough tenant screening. We consider it our duty to ensure that your property is occupied by tenants who embody the essence of luxury living, uphold community standards, and treat your property with the utmost care. Our meticulous screening process reflects our commitment to renting to quality tenants who align with our discerning standards. Here's an overview of our tailored tenant selection process:



Our process includes

- A credit report
- Thorough investigation of landlord references
- Verification of employment and income
- Eviction records search
- Report of any outstanding check fraud
- Evaluation of debt to income ratio

Tenant Education

At Akweya Properties, we believe in educating our tenants to ensure a smooth and successful rental journey.

Prior to occupancy, we personally meet tenants at the property, conduct a thorough inspection, and provide a comprehensive overview of expectations and responsibilities.

We emphasize the importance of timely rent payments and communicate our policies for prompt payment.

Additionally, we explain maintenance procedures, conduct routine visits and inspections, and outline move-out expectations to facilitate the return of their security deposit. Our commitment to tenant education sets the foundation for a positive and fulfilling rental relationship.



Meticulous Inspections

Safeguarding Property Condition and Tenant Satisfaction At Akweya Properties, we prioritize meticulous inspections to ensure your property remains in impeccable condition and guarantee tenant satisfaction.

We conduct comprehensive move-in and mid-term inspections, schedule additional assessments as needed, and leverage our trusted maintenance vendors for repairs.

Prior to move-out, we conduct a detailed inspection, handle necessary repairs, and oversee projects beyond routine maintenance.

Our commitment to meticulous inspections safeguards your investment and upholds our high standards of luxury property management.

Repairs And Maintenance

At Akweya Properties, we prioritize quality repairs and maintenance to preserve your property's value and appearance. We believe that investing in high-quality services leads to happier tenants and long-term cost savings. With our extensive network of reputable contractors and service vendors, we ensure prompt and efficient resolution of any maintenance issues. Our skilled and courteous professionals deliver timely and reliable service, promoting tenant satisfaction and longer tenancies.



PROMPT AND COURTEOUS SERVICE

At Akweya Properties, we understand the importance of prompt and courteous service in meeting tenant needs. Our team responds promptly to maintenance requests, working with skilled repairmen who exemplify professionalism and respect. By providing efficient and courteous service, we create a positive experience for tenants, fostering longer and more harmonious tenancies. Trust us to deliver high-quality repairs and maintenance that keep your property in excellent condition while ensuring tenant satisfaction.

ACCOUNTING

At Akweya Properties, we pride ourselves on utilizing an advanced property management software system to streamline accounting processes. Your dedicated property manager meticulously reviews each invoice, ensuring accuracy and authorizing payment or requesting any necessary clarifications or adjustments from vendors. Our experienced bookkeeping team, with an average of over 10 years of service, handles all financial transactions with precision and attention to detail.

Transparency & Communication

CLEAR UNDERSTANDINGS & SMOOTH CONVERSATIONS

You will be assigned a dedicated property manager as your primary point of contact, ensuring a personalized and reliable experience. Your property manager will have in-depth knowledge of your property and will build a strong rapport with you and your tenant. In the event your property manager is unavailable, our division manager will be readily accessible to assist you and your tenants. This approach fosters clear understanding and facilitates smooth communication, allowing us to address any concerns promptly.

OUR SPECIALTY

We specialize in residential property management, focusing solely on leasing and managing residential rental properties.

This exclusive dedication means that our team is fully committed to providing you with the utmost attention and expertise, without distractions from the real estate sales market.

Our staff regularly attends training seminars, workshops, and stays up-to-date with the latest legal updates to ensure we deliver top-notch service.

COMMUNITY

We are proud to be active members of reputable organizations such as the Rental Housing Association Of Ghana and many others.

Our involvement in these associations demonstrates our commitment to professional growth and industry best practices.





CHAPTER N.4

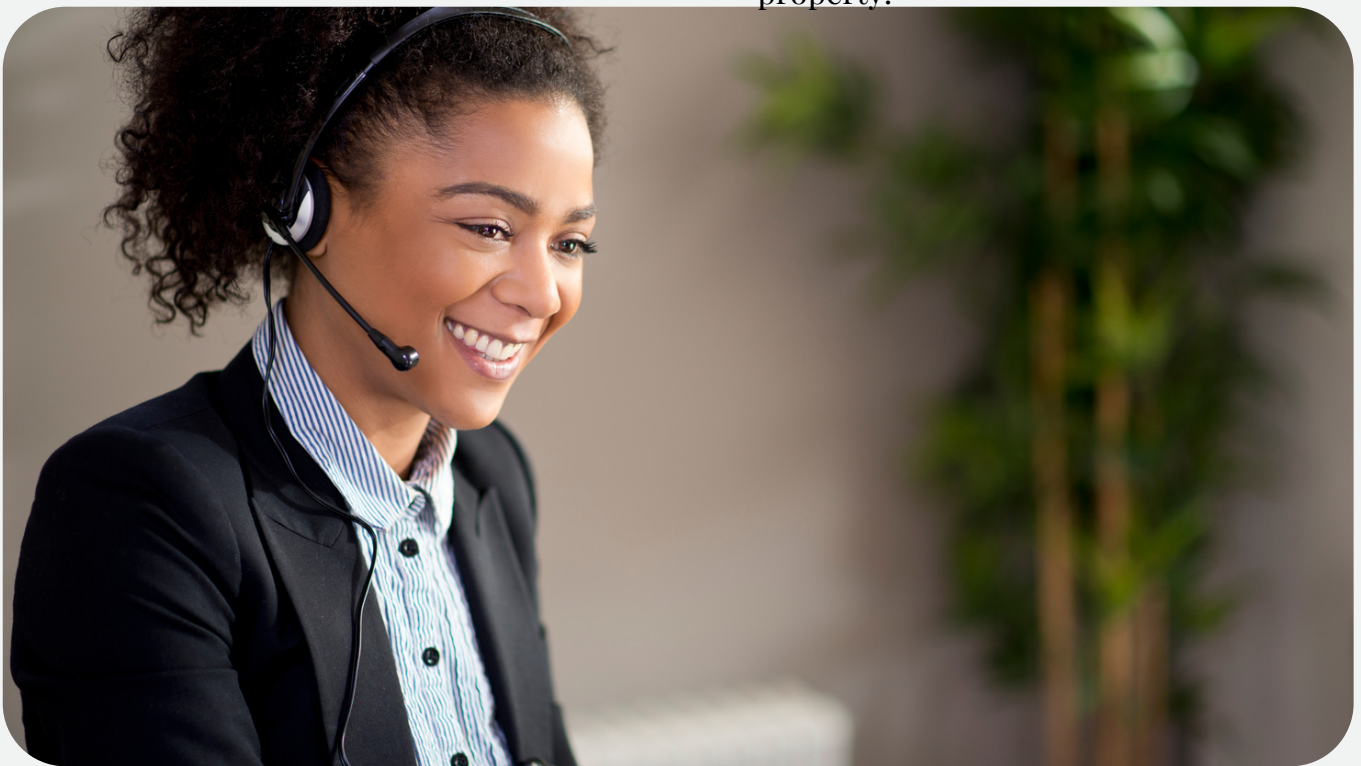
Service Options

PREMIER SERVICE

For those who embrace a lifestyle of uncompromising excellence, our PREMIER SERVICE is the epitome of refined luxury. Experience an all-inclusive solution that leaves no room for surprises. Immerse yourself in the assurance of flawless property management, where every detail is meticulously handled. From comprehensive leasing services to the provision of expert legal assistance in the unlikely event of an eviction, we spare no expense to safeguard your investment.

DELUXE SERVICE

Step into the realm of elevated property management with our DELUXE SERVICE. Tailored for the discerning individual who appreciates quality and embraces calculated risks, this option offers a 20% reduction in cost compared to our Premier Service. Benefit from our meticulous leasing expertise, supported by a modest leasing fee during turnovers. And should the need arise, rest assured that any legal expenses for evictions are borne by the property owner. Choose the option trusted by the majority of our esteemed clientele and unlock the true potential of your property.



MODEST FLAT FEE SERVICE

For the astute property owner seeking ultimate control, our LEASE ONLY SERVICE provides the perfect balance of independence and professional support. Revel in the luxury of managing your property while entrusting us with the intricate tasks of showcasing, screening, and facilitating lease preparations. We expertly handle the marketing, screening, and move-in management, empowering you to focus on other pursuits. Experience the freedom to curate your property's success, knowing you have a trusted partner by your side.

LEASE ONLY SERVICE

Discover the ideal blend of hands-on involvement and professional convenience with our MODEST FLAT FEE SERVICE. Designed exclusively for our esteemed local property owners who relish being in control, this option offers the ultimate luxury of managing day-to-day tenant affairs while relying on our expertise for leasing, online rent payments, maintenance requests, and meticulous bookkeeping. Enjoy the freedom to select and oversee your preferred vendors and maintain full control of your property's maintenance and operations, all backed by our unwavering support.

CHAPTER N.5

PRICING

* At Akweya, we believe that pricing should be a mere whisper in the symphony of exceptional service. While others may focus on numbers, we prioritize the essence of luxury: delivering unparalleled experiences, unwavering dependability, and flawless performance. Our fees are a tax-deductible investment in your esteemed rental property.

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As you assess your property-management expenses, you'll discover that our competitors' rates align closely. However, true value lies not in the cost, but in the sheer satisfaction that transcends the ordinary. Welcome to Akweya, where opulence meets fulfillment, and your desires take center stage.

MONTHLY MANAGEMENT	10 %	8%	N / A	\$99 -\$129
TENANT PLACEMENT	\$250	\$500	5 % of lease value	\$950
MONTHLY MINIMUM	\$0	\$0	\$0	\$99 -\$129
SET UP FEE	\$250	\$250	\$250	\$250
Marketing	yes	yes	yes	yes
Accompanied Showings	yes	yes	yes	no
Thorough Tenant Screening	yes	yes	yes	yes
Lease Execution	yes	yes	yes	yes
Monthly Rent Collection	yes	yes	no	yes
Service Of Any Notices	yes	yes	no	yes
Periodic Inspections	yes	yes	no	no
Coordination Of Maintenance	yes	yes	no	no
24/7 Emergency Response	yes	yes	no	no
Payment Of Maintenance Bills	yes	yes	no	yes
Payment of Mortgage	yes	yes	no	yes
Electronic owner payments	yes	yes	yes	yes
Owner Portal Statement	yes	yes	no	yes
Attorneys fees If Eviction Needed	yes	no	no	no




What Re you waiting for ?

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