



**COG MANAGEMENT**

17 Nebo Rd. Dallas, GA 30157  
(770) 505-6000 Fax: (678) 623-0424  
[www.coghomes.com](http://www.coghomes.com)

- **Advertising** – COG management will pay for and handle all of the advertising so you do not need to pay for classified ads. This can save you a bundle. including:
  - **Web Page (16 different sites)**
  - **Signs**
  - **Fliers**
  - **Special promotions if needed**
- **Listing and Showing** – COG Management will list and show your Investment property for you. No more drives across town.
- **Tenant Screening** – COG Management can screen all of the perspective tenants for you. This saves you hours of aggravation. Nothing can guarantee 100% good tenants, but professional screening gives you the best tenants for your money.
- **Property Management** - No more late night emergencies or scrambling to find a contractor. We handle all of that.
- **Payment Servicing** – We collect the rent. No need to track down your tenants, we do all of that. We file and evict tenants that do not pay. Nobody wants to have to evict anyone, but if needed, we do it for you. No need to figure out the county process, we know how. This can save you months of aggravation and we do it in just weeks. To get your investment profitable again.
- **Contract Management** – COG management can handle all of the contracts for you. No more worrying about the forms.
- **\*Lawn Care and Landscaping** – COG Management can provide lawn maintenance and landscaping for a fee. This can save you hours of aggravation.
- **\*Repairs and Maintenance** – You can save thousands on repairs using our preferred contractors. Most repairs can be complete within a standard 2 hour minimum, \$70 service call. After the first 2 hours, the rate is \$45 per hour.
- **\*Sales Listing** - You can list your Investment property for sale on the MLS if you would like and sell or lease.
- **Tenant Payments** - Tenants have more options to pay. They can pay on-line, check, debit or credit.
- **Management Cost** – 8% income collected for multiple properties, or 10% for individual properties each month. Late fees are split 50/50.
- **Leasing Commission** – is equal to a month's rent. Lease renewals are \$250.

\* Additional charges may apply