ORANGE
REALTY GROUP

Property Management in Las Vegas That's Refreshingly Hassle Free

Professional. Proactive. Reliable.



- Maximize your rental income
- Reduce vacancy and surprises
- Protect your investment
- Enjoy true peace of mind

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ORANGEREALTYGROUP.COM

Scan for your free rental analysis

We're Here for Every Type of Owner



First-Time Landlords

Not sure where to start? We'll guide you every step of the way so you can feel confident from day one.

Self-Managing Owners

If managing your property is taking more time, stress and liabilities than you'd like, we're here to step in and make things easier.

Growing Investors

As your portfolio grows, we bring the systems and support to help you scale smoothly.

Out-of-State Owners

Own in Las Vegas but live elsewhere? You can relax—we'll handle everything locally for you.

Owners Ready for a Better Experience

If things haven't been going as smoothly as you hoped with your current management company, we offer a more responsive, proactive approach—with an easy transition.



Everything You Need—Handled for You

- Pricing & marketing your property
- Finding and placing qualified residents
- Lease preparation and compliance
- Rent collection and reporting
- Maintenance coordination
- Property inspections
- HOA coordination
- Eviction handling (when needed)
- Lease renewal
- Resident move out
- Property renovations

We take care of the day-to-day—so you don't have to.

Why Owners Choose Orange

Experience You Can Trust
With decades of experience in the Las Vegas market, we know what it takes to manage your property the right way.

Clear, Responsive Communication
You'll always know what's happening. Our team is easy to reach, and your owner portal gives you 24/7 access.

Careful Resident Screening
We place residents thoughtfully to help protect your home and give you peace of mind.

Strong Resident Relationships
Happy residents stay longer—helping reduce turnover and keep your property performing.

Smart, Cost-Conscious Maintenance
We work with trusted vendors and proven systems to keep things running smoothly without unnecessary costs.

Simple, Transparent Financials
Clear reports make it easy to understand your property's performance at a glance.

Handled the Right Way
From compliance to unexpected situations, we take care of the details so you don't have to.

Service That Feels Different
Friendly, professional, and genuinely caring—that's what Property Management That's Refreshing means to us.

A Team You Can Count On

We don't just manage properties — we protect your investment, maximize your income, and give you peace of mind.

With over 750 properties under management, our systems, team, and service are built to perform at a higher level.

15+	50%	7%
Years of Experience	of Owners Stay 5+ Years	Management Fee

We're proud of the long-term relationships we've built with our owners.

Recognized for Exceptional Service

Excellence in Customer Service
National PM Mastermind Conference

Best Property Management Company in Las Vegas
Expertise.com

Because great service should never feel complicated.

Management Fees

Fee Summary

- **Monthly Management**: 7% of rent collected *(Minimum: $125/month)*
- **Leasing / Resident Placement**: $500
- **Lease Renewal**: $250
- **One-Time Setup**: $250 per property *(Discounted pricing available for multiple properties)*

Additional Costs (If Applicable)

- **Owner Reserve**: $400 initial reserve (held in trust account)
- **Agent Referral Fee:** Approximately $350 when commission to be paid to showing agents
- **Eviction Costs:** Passed through (court and service fees)
- **Owner-Paid Expenses:** Repairs, insurance, HOA dues, utilities (if applicable), photos done by outside photographer etc.

Detailed Services

Monthly Management Fee

7% of rent collected *(Minimum: $125/month)*

SERVICE INCLUDES

Resident Management & Lease Enforcement

- Enforce lease terms and conditions
- Manage lockouts and access issues
- Address unauthorized occupants and pets
- Handle HOA and neighbor complaints
- Respond to resident inquiries and concerns
- Send notices and correspondence for lease violations
- Maintain detailed documentation of resident activity and violations
- Manage overall resident relations

Rent Collection & Financial Handling

- Collect rent and maintain tenant payment ledgers
- Process ACH payments and direct deposits
- Handle returned payments and NSF checks
- Manage late payments and issue notices
- Prepare and execute payment agreements (consent orders)

Lease Management & Evictions

- Monitor delinquencies and escalation timelines
- Coordinate and manage eviction filings
- Work with constables on eviction execution
- Monitor skips and abandonments during eviction process

Move-Out, Turnover & Rehab Coordination

- Receive keys, remotes, and access devices
- Conduct move-out evaluations and documentation
- Oversee removal of belongings and coordinate trash-outs
- Assess tenant damages and apply security deposit reconciliation
- Coordinate cleaning, repairs, and full unit turns
- Manage renovation and make-ready work to prepare property for leasing
- Oversee vendor scheduling to minimize vacancy time
- Ensure property is rent-ready and positioned for the next resident

Maintenance & Property Care

- Provide 24/7 emergency maintenance coordination
- Maintain a network of licensed and insured vendors
- Dispatch and manage maintenance vendors
- Obtain owner approval for work orders above $350 (non-emergency)
- Obtain multiple bids for larger repairs
- Verify vendor insurance (general liability and workers' compensation)
- Generate and manage work orders
- Track all maintenance through Property Meld and AppFolio
- Conduct quality control and post-repair follow-up
- Review, approve, and audit vendor invoices
- Handle mold (organic growth) and habitability concerns
- Address nuisance maintenance issues
- Coordinate landscaping, pool care, and exterior upkeep (as applicable)
- Manage re-keying and property access control

MONTHLY MANAGEMENT FEE *INCLUSIONS CONTINUED…*

Financial Management & Owner Reporting

- Provide monthly financial statements
- Offer online owner portal with real-time access
- Direct deposit rental income to owner accounts
- Maintain expense tracking and documentation
- Provide year-end 1099 tax reporting

Leasing/Resident Placement Fee

$500 flat fee

SERVICE INCLUDES

Pricing & Property Preparation

- Provide market analysis and recommend optimal rental pricing
- Identify and coordinate rent-ready improvements
- Coordinate professional listing photos

Marketing & Showings

- Create and distribute listings across MLS and 30+ major rental websites
- Install lockbox for property access
- Coordinate showings through leasing agents

Application Processing & Screening

- Process rental applications
- Conduct background, credit, and rental history checks
- Verify income and supporting documentation

Lease Negotiation & Execution

- Negotiate lease terms and contingencies
- Prepare lease documents and disclosures
- Conduct lease signing and review key terms with resident

Move-In Coordination

- Schedule re-keying of the property
- Coordinate pre-move-in cleaning or touch-ups
- Conduct move-in inspection and documentation
- Collect security deposit and initial funds
- Issue keys and provide move-in instructions

Lease Renewal Fee

$250 flat fee

SERVICE INCLUDES

Market Analysis & Rent Optimization

- Conduct updated market rent analysis based on current conditions
- Recommend rent adjustments to maximize income while supporting retention
- Evaluate market trends, seasonality, and comparable properties

Resident Evaluation & Retention Strategy

- Review resident payment history and lease compliance
- Provide recommendation on renewal vs. replacement strategy
- Communicate with resident to gauge renewal interest

Lease Negotiation

- Negotiate renewal terms, rental rate, and lease duration
- Balance owner goals with resident retention
- Handle all communication and follow-up

Renewal Inspection & Property Review

- Conduct or coordinate lease renewal inspection
- Evaluate property condition
- Identify maintenance or preventative repair items
- Provide recommendations to protect long-term value

Maintenance & Turn Prevention

- Address minor issues proactively
- Coordinate agreed-upon maintenance prior to renewal
- Help reduce turnover costs and vacancy risk

Lease Documentation & Compliance

- Prepare updated lease agreements and disclosures
- Ensure compliance with current regulations
- Execute lease and maintain proper documentation

Seamless Transition & Record Updates

- Update tenant records and system documentation
- Ensure financial terms are correctly implemented
- Maintain organized records for compliance

One-Time Setup Fee

$250 per property
(Discounted pricing available for multiple properties)

SERVICE INCLUDES

Account Setup & System Configuration
- Create and configure owner and property profiles
- Set up secure online owner portal
- Establish systems for financial tracking and reporting

Trust Account & Financial Setup
- Open and maintain rent trust account
- Set up owner reserve requirements
- Configure ACH and credit card payment systems
- Establish fund collection and disbursement processes

Financial Reporting & Compliance
- Set up monthly reporting structure
- Maintain accurate accounting records

Document Management & Record Keeping
- Organize and store owner, tenant, and property records
- Maintain documentation for compliance (up to three years)

Owner Onboarding & Planning
- Review property details and ownership structure
- Provide guidance on anticipated expenses
- Ensure a smooth transition into management

Ongoing Support Setup
- Establish communication expectations
- Provide onboarding consultation and support
- Ensure full owner visibility from day one

Frequent Owner Questions

How will my property be marketed?

We market rental listings across 30+ major platforms to maximize exposure, including MLS, Zillow, Trulia, HotPads, and Rentals.com. Our professional showing agents also help ensure your property is shown quickly and efficiently to qualified prospects.

Who sets the rental price for my property?

We use strategy and market data to determine the right rental price. Our team reviews comparable properties, neighborhood trends, amenities, and current supply and demand. In some cases, we may test the market at a slightly higher price, then adjust quickly if needed to drive interest, reduce vacancy, and maximize your return.

How do you screen potential residents?

We use a thorough screening process to protect your investment. Every applicant goes through credit, background, income, and rental history verification, along with fraud-prevention measures to detect fake IDs, altered pay stubs, and other suspicious activities. Our goal is to place qualified residents who will pay on time and care for your property.

How are maintenance requests handled?

We work with a trusted network of Las Vegas vendors who provide quality service at competitive rates. We also use Property Meld, an automated platform that gives residents, vendors, and our team real-time updates and streamlined scheduling for a faster, more transparent process.

Repairs over $350 require owner approval unless it is an emergency and immediate action is needed to protect the property, safety, essential services, or legal compliance.

What happens if a resident doesn't pay rent?

We take non-payment seriously and follow a clear process to protect your cash flow. We promptly serve required notice and move forward with legal actions if necessary.

Throughout the process, we handle communication with the resident and attorney, keep you informed, and work to minimize loss and downtime.



Let's Make Owning Rental Property Simple

Your property should be working for you—not creating more work for you.

We're here to help you
Earn more, stress less, and feel confident every step of the way.

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