

1. Why should I use a professional to manage my property? While the reasons our clients choose professional management vary, here are some of the key reasons many people elect professional management over self-management:

- A. We handle maintenance and emergency repairs, allowing you to sleep at night.
- B. We enforce collection of rents and serve the proper notices upon failure to pay.
- C. We understand and apply the correct federal, state, and local laws, keeping you and your investment out of trouble.
- D. We know and understand the local market, have an extensive network of vendor contacts, including efficient and up-to-date rental advertising. This allows us to effectively market your vacant home to prospective residents to get it filled as quickly as the market allows to a qualified applicant.

After you add up the increased rent we can often command, the discounts you'll receive on advertising, and the company rate we get on repairs, you'll often make more money than if you managed the property yourself!

2. Do you provide me with a report of activity on my property? Yes, we will provide you a monthly report of rent and other income received, as well as maintenance, repairs, and other expenses incurred. This will be provided once per month, via electronic delivery. If you have questions regarding your statement, please do not hesitate to contact us. Please click [here](#) to view a sample of our Monthly Owner Statement.

3. What size properties will Coastal View Group manage? We will manage single family homes or small multi-unit apartments. We are large enough to handle your property, yet small enough to still give personal service.

4. How much does property management service cost? Coastal View Property Management has a standard fee schedule based on the type of property owned and building rent rolls. In addition to monthly management fees Coastal View Property Management charges a commission fee for filling vacant units to cover continuous showings and the application and lease process. This fee is taken upon successful rental of the property.

5. How do I proceed with Coastal View Group Property Management? Should you be interested in our management services, call Dave Ide and he will meet with you, assess the rental value of your home or apartments and design a marketing plan to rent and manage your property.

6. Can I choose to disallow pets, smokers, large families, etc.? We comply fully with the Fair Housing Act. This means that you cannot choose to disallow anyone that is a member of a protected class under the act. You can choose to disallow pets and not permit smoking in your home, but you cannot deny a service animal. If you have additional questions on the specifics of the Fair Housing Act, please see our fair housing page.

7. How does Coastal View Property Management handle after hour emergencies? Should there be an emergency at one of our managed properties, anyone can call our main office phone (805) 339-0300. The answering service will relay the number a tenant should call in case of an emergency. This is a 24 hour pager that notifies Dave Ide immediately. The emergency will be dealt with as necessary, whether it be to dispatch a worker or arrive onsite personally.

8. What will happen with my California Franchise Tax Board Withholdings? Depending on the determination of how your FTB withholdings will need to be handled, Coastal View Group Property Management can efficiently handle all the paperwork and payments necessary. For more detail please view our FTB Withholdings package to determine your status