



*Property Management Designed For Savvy Investors.*

## About Pioneer Real Estate Services

At Pioneer Real Estate Services, we provide full-service property management designed to simplify ownership while maximizing the performance of your investment. Our proactive oversight, transparent communication, and streamlined operations help protect and enhance your investment — so you can focus on what matters most.

We handle the entire leasing process from start to finish, including marketing, tenant screening, lease preparation, and execution.

## Full Management Services

### • In-House Repair Coordination

Direct billing through the owner account — no middlemen, no markups. We coordinate all repairs efficiently with trusted vendors.

### • Capital Improvement Oversight

Strategic coordination and oversight of capital improvements to protect and enhance the long-term value of your investment.

### • Comprehensive Accounting & Rent Collection

Full-service rent collection, detailed monthly statements, and complete year-end tax documentation — all handled for you.

### • Direct Owner Disbursements

Rental income deposited directly to your bank account on a reliable schedule, with full transparency.

### • 24/7 Owner Portal

Real-time access to inspection reports, financial statements, and full statement history — available around the clock.

### • Semi-Annual Property Inspections

Detailed inspections twice a year, plus inspections upon tenant vacancy and at lease renewal, with full reporting.

## Management Fee Structure

SERVICE	FEE	DESCRIPTION
Monthly Management	9%	of monthly rent — ongoing full-service management including portal access, accounting, and all coordination.
Tenant Placement	80%	of first month's rent — complete leasing process from marketing through lease execution.
Lease Renewal	25%	of one month's rent — renewal coordination, updated documentation, and tenant communication.

Multi-Property Discounts Available — We offer flexible, tiered pricing for multiple properties. As your portfolio grows, we adjust management fees to reflect the increased volume and efficiency. We would be happy to customize a package based on the number of properties to be managed.

Sale Commission Reduction — If Pioneer brokers the sale of your property while under management, you receive a 0.5% reduction in sales commission. The management agreement terminates automatically upon closing.

## What We Manage

Single Family Homes Full-service management for residential properties	Duplexes Multi-unit properties, maximized returns	Condos Urban condos, expertly managed	Commercial Space Commercial properties, professional oversight
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## Your Property Manager

### Autumn Saenz

Rental Property Manager & Realtor®

Pioneer Real Estate Services, a RowCal Company

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I would be happy to answer any questions or walk you through everything. Please let me know when it's a good time to connect, and I will send a calendar invite so we can get more details together. We look forward to the opportunity to assist with renting and managing your property.



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**Honest. Responsive. Results-Driven.**

Texas law requires all real estate license holders to provide the following information:

Information About Brokerage Services:

[https://rowcal.sharepoint.com/:b:/s/Autumn/IQDwJM\\_GdHG-ToMn88HkN2OPAYnGNcY9j1uTIJyFAIhSB08?e=eY5mYM](https://rowcal.sharepoint.com/:b:/s/Autumn/IQDwJM_GdHG-ToMn88HkN2OPAYnGNcY9j1uTIJyFAIhSB08?e=eY5mYM)

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