



## **TENANT SCIENCE**

4153C Flat Shoals Parkway Suite 320  
Decatur, GA 30034

**404.692.0000**

[www.TenantScience.com](http://www.TenantScience.com)



## **COMMERCIAL PROPERTY MANAGEMENT**

- ▲ RETAIL
- ▲ OFFICE
- ▲ INDUSTRIAL
- ▲ ASSOCIATIONS

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## *About Us*



**Tenant Science** provides commercial property management services to Northern Georgia. Since 2014 our sole focus has been to deliver performance that enriches our clients and enhances the lives of the people we serve.

We're a hardworking group of professionals, keen on providing top talent, service, and advice to our clients.

It's our pleasure to make life less stressful as well as more profitable for those who hire us.

Please take a stroll through our brochure to see some of the many benefits our talented folks offer at **Tenant Science**.

## ABOUT US

# Financial Management



- ▲ Process rental income
- ▲ Review and pay invoices
- ▲ Maintain financial reports
- ▲ 24~7 Access to account statements
- ▲ Calculate CPI increases & CAM expenses

AG Real Estate  
1343 Locust Street, Suite 208  
Walnut Creek, CA 94596  
Tel: 925.270.7800  
Fax: 925.476.0400

TO: Tony Ramos  
Tel: 925.381.18  
Fax: 925.671.2

FROM: Tenant Science  
Phone: 925.476.0400  
Carmela, rep/ing  
Jessica's  
Thank you

1595 Holiday Lane - Suite A-1  
Fairfield, CA 94534  
2007 NNN/CAM Reconciliation

	Total Expenditures	% Share of Cost	\$ Share of Cost
Accounting	\$294.55	14.00%	\$356.62
Bank Charges	\$5.00	14.00%	\$6.70
Electric Repair	\$1,070.20	14.00%	\$1,511.00
Estimates	\$125.00	14.00%	\$17.50
Fire Control Service	\$4,550.46	14.00%	\$6,412.28
Gas & Electricity	\$17,770.57	14.00%	\$24,900.00
HVAC Maint/Repair	\$925.00	14.00%	\$1,070.50
Insurance	\$8,720.00	14.00%	\$12,220.00
Landscape Maintenance	\$11,200.00	14.00%	\$15,810.00
Paving and Parking Lot	\$23,254.00	14.00%	\$32,555.56
Property Management / Admin Group	\$32,158.68	14.00%	\$45,022.15
Property Management / Codes Commercial	\$4,236.40	14.00%	\$5,930.96
Property Tax	\$68,409.88	14.00%	\$95,773.83
Refuse Collection	\$1,400.00	14.00%	\$1,960.00
Repairs	\$1,031.13	14.00%	\$1,443.58
Water & Sewer	\$554.94	14.00%	\$776.92
<b>Total CAM Expenses</b>	<b>\$176,654.34</b>		<b>\$247,711.69</b>
<b>CAM Payments Received</b>			<b>\$19,250.48</b>
<b>Balance Due</b>			<b>\$5,461.21</b>



FINANCIAL



**TENANT  
SCIENCE**  
Commercial Property Management



## *Property Operations*



- ▲ Inspect property
- ▲ Recommend corrective action
- ▲ Handle maintenance emergencies
- ▲ Oversee renovations and repairs
- ▲ Oversee subcontractors
- ▲ Ensure compliance with **regulatory requirements**

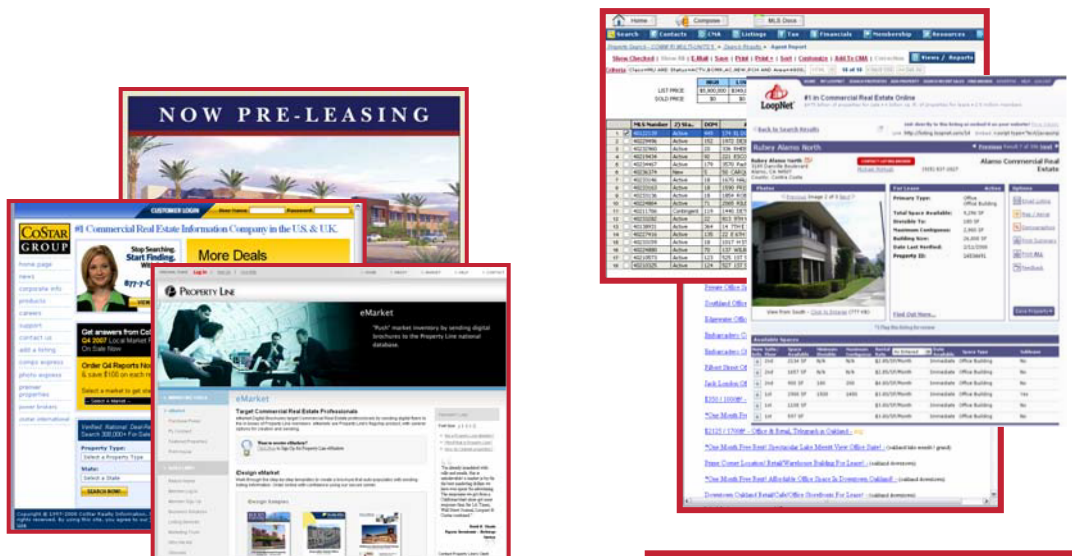


## PROPERTY OPERATIONS

# Marketing Activities



- ▲ Market property vacancies
- ▲ Post on Databases:  
MLS, LoopNet, Craigslist, etc.
- ▲ Broadcast on Property Line and CoStar
- ▲ Launch email blasts to brokerage com
- ▲ Signage



MARKETING

# Leasing Activities



- ▲ Lease negotiation and preparation
- ▲ Collect deposits and oversee refunds
- ▲ Enforce rent collection and terminations
- ▲ Review landlord/tenant obligations

(e) If Tenant fails to repair any damage to the premises, caused by Tenant or Tenant's invitees through lack of ordinary care, for a period of greater than thirty (30) days after written demand to make such repairs is served on Tenant by Owner, then Owner may appropriate and apply any such portion of the Security Deposit as may reasonably be necessary to fund such repair.

(f) If, on termination of this Agreement or the tenancy for any reason, the premises are not in as good condition as when received by Tenant from Owner, then Owner may appropriate and apply any portion of the Security Deposit as may reasonably be necessary to fund such repair.

(g) If on termination of this Agreement or the tenancy for any reason, the premises are not in as good condition as when received by Tenant from Owner, then Owner may appropriate and apply any portion of the Security Deposit as may reasonably be necessary to fund such repair.

(h) None of the above shall prevent or limit Owner from bringing suit for all funds for such costs and expenses incurred by Owner which the Security Deposit.

(i) Owner may apply the Security Deposit to remedy future default under this Agreement to restore, replace or return personal property to its original condition.

(j) Tenant agrees to restore the Security Deposit to its original amount as required by Owner during the period of this Agreement.

7. UTILITIES: Tenant shall be responsible for the payment of all utilities (Garbage Removal, Cable) and services except: Landscaping Maintenance.

8. POSTPONED DELIVERY OF POSSESSION: If Owner is unable to deliver on the above commencement date for any reason, Owner shall not be liable for this Agreement being affected nor the term be extended, but under hereunder shall not commence until possession of the premises is delivered. If possession of the premises is not delivered by Owner to Tenant after commencement date, then at any time after the 3 day period and prior to possession, Tenant may terminate this Agreement by written notice to Owner and all obligations hereunder of both parties shall cease.

9. RENTAL APPLICATION: Tenant's application to rent is specifically incorporated herein. If the application shall contain any misrepresentation, Owner may treat such representation as a default hereunder and terminate all rights of Tenant.

10. JOINT AND SEVERAL OBLIGATION: It is expressly understood that Owner and each signatory individually, jointly and severally, in the event of each and every signatory shall be responsible for the timely payment of all of the terms and provisions of this Agreement, regardless of whether a possession of the premises.

11. RESPONSIBILITY FOR GUESTS AND INVITEES: Tenant hereby agrees to guests and invitees in and about the premises to respect the privacy and to the premises.

12. TERMINATION PROCEDURE: Upon termination, Tenant shall:

(a) completely vacate the premises, including any storage or any other use of the premises;

(b) Deliver all keys and all personal property furnished to Tenant to Owner in good, clean and sanitary condition, reasonable wear and tear excepted;

(c) Leave Tenant's forwarding address with Owner to make such contact as may be required by law.

13. PROHIBITION AGAINST ASSIGNMENT OR SUBLETTING: Tenant mortgage or hypothecate this Agreement in whole or in part or any interest in the premises or any part or portion thereof, or otherwise, either before or after the event Tenant shall attempt to assign, transfer or hypothecate this Agreement, the event Tenant shall sublet the whole or any part of the premises, then this Agreement shall be immediately terminated. If assignment or subletting, such consent shall not be deemed a consent to subletting. The acceptance of rent by Owner from Tenant or from any one purported assignment or subletting shall not be deemed a waiver by Owner of this prohibition.

**COMMERCIAL LEASE AGREEMENT**

1. **INTRODUCTION:** This Residential Lease-Rental Agreement (hereinafter "Agreement") is made this **MAY 28<sup>TH</sup> 2007** at **WALNUT CREEK, California**, between **STEVEN GARCIA & ROSA GARCIA** (hereinafter "Owner") and **BUAN BAGHERI & PAVANCH BAGHERI** (hereinafter "Tenant") and evidences the terms under which Tenant agrees to lease or rent from Owner the property commonly known as and described as: **2881 LARKEY LANE, WALNUT CREEK, CA 94597** (hereinafter "premises").

2. **TERM:** The term of the tenancy shall commence **JULY 1<sup>ST</sup>, 2007**, and shall continue:

(a) For a period of **12 months** ending at noon on **JUNE 30<sup>TH</sup>, 2008**, and continuing thereafter on a month to month basis until either party shall terminate the tenancy by giving thirty (30) days written notice to the other party.

3. **OCCUPANTS:** The premises shall be occupied only by the persons identified above as "Tenant." No other persons, regardless of age, shall occupy the premises except as guests. Guests may not occupy the premises in excess of fourteen (14) days during any twelve calendar month period without the prior written authorization of Owner.

4. **USE:** The premises shall be used exclusively as a residence and Tenant agrees not to use the premises for any commercial or other enterprise at any time during Tenant's occupancy of the premises, including but not limited to child care.

5. **RENT:**

(a) Tenant shall pay to Owner rental of **\$3,000 per month** (due and payable in advance on the **FIRST** day of each month).

(b) Rent shall be paid to Owner or Owner's Agent at: **A.G. REAL ESTATE 1343 LOCUST STREET #208, WALNUT CREEK, CA 94596**, (925) 270-7600 OR at such other location as Owner shall from time to time designate in writing.

(c) Rent shall be prorated in the event occupancy shall commence on other than the rental due date or in the event the tenancy shall terminate on other than the last day of a month to month rental term given Owner has received proper notice of Tenant's intent to vacate.

(d) In the event rent is not paid by **5:00 p.m. on the FIFTH day of the month**, Tenant agrees to pay, as additional rent, a late charge of **\$50.00**. The late charge does not establish a grace period. Owner may make written demand for any rent unpaid on the second day of the month. Rent paid by mail shall be postmarked by the first day of the rental due date or the late charge above-referenced shall apply. It is agreed the late charge shall be reimbursement to Owner for estimated administrative expense incurred by owner in processing the late payment of rent and for estimated loss of interest and other prospective economic advantage but is otherwise impractical or extremely difficult to fix the actual figure. The late charge shall be in addition to all other remedies available to Owner.

(e) In the event rent is tendered by check which is, for any reason, dishonored by the maker's financial institution, Tenant agrees to pay Owner \$25.00 as reimbursement to Owner for estimated administrative expense in processing such dishonored check as it is otherwise impractical or extremely difficult to fix an actual figure. It is agreed this charge shall be deemed additional rent and shall be in addition to all other remedies available to Owner. If Tenant's rent check is returned dishonored by maker's financial institution on more than one occasion, on Owner's written request to Tenant, Tenant shall pay all future rent in the form of a cashier's check or money order.

6. **SECURITY DEPOSIT:** Tenant shall pay to Owner upon execution of this Agreement a Security Deposit in the amount of **\$3,000** to secure Tenant's obligations hereunder. Tenant shall also pay an additional pet deposit for **N/A** to occupy premises.

(a) Owner may, but shall not be obligated to, apply all or part of Security Deposit on account of Tenant's obligations hereunder.

(b) Tenant shall not have the right to apply the Security Deposit in payment of the last month's rent.

(c) Tenant shall not be entitled to any interest or other economic advantage on the Security Deposit while in possession of Owner.

(d) If Tenant shall be in default in payment of rent or any portion thereof, or of any sums expressly constituting additional rent, Owner may appropriate and apply any portion of the Security Deposit as may be necessary to remedy sums due.

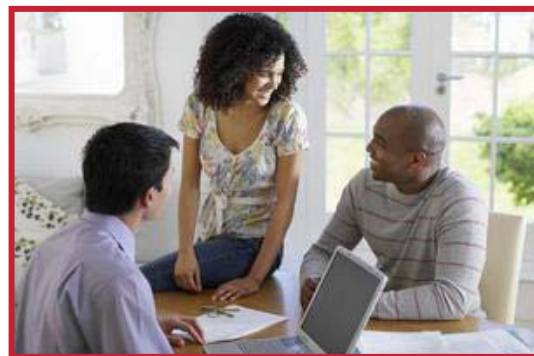
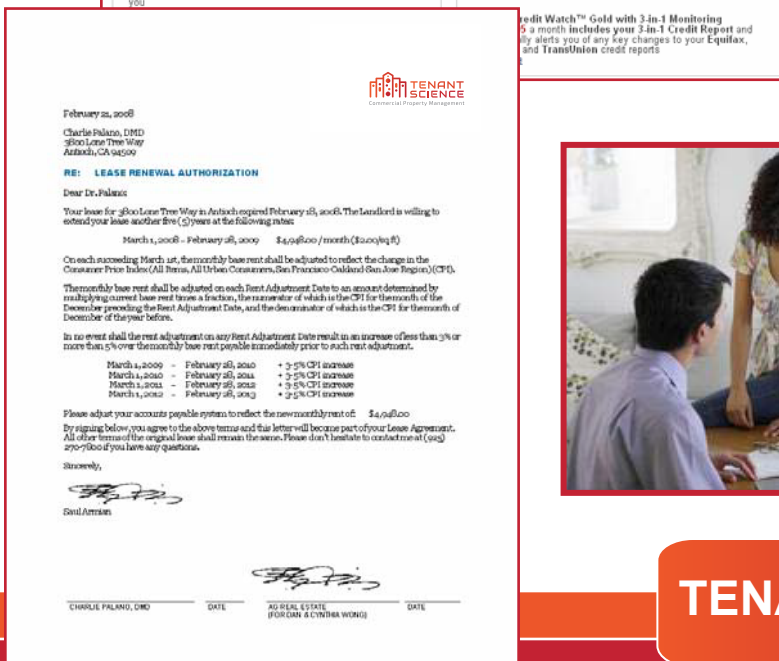
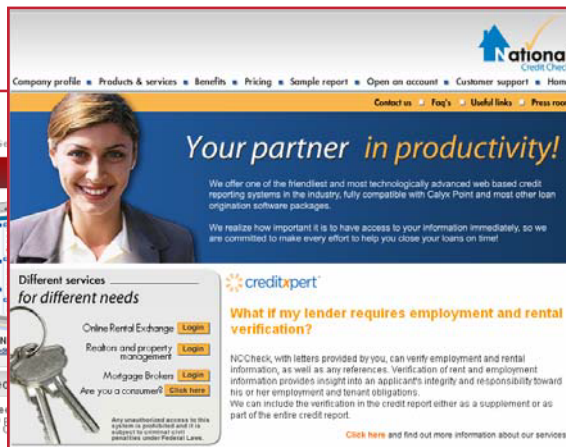


## LEASING

# Tenant Relations



- ▲ Run tenant credit & background checks
- ▲ Maintain communication with tenants
- ▲ Prepare rent increase letters & other correspondence
- ▲ Coordinate move-ins and move-outs



## TENANT RELATIONS

## Contact



### Tenant Science

**404-692-0000**

[Info@TenantScience.com](mailto:Info@TenantScience.com)

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**CONTACT**

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