



PROPERTY
— management —



THE THREE PILLARS OF BUSINESS ARE

The CIR REALTY Difference

The support CIR REALTY can provide is unprecedented, from our many Broker Delegates, large marketing team, accounting team and reception in many different locations in Alberta.

Whether you're a tenant or an owner of a rental property, CIR REALTY Property Management can help you transition into buying or selling with our Real Estate Division effortlessly. We will arrange for you to meet with some of our best REALTORS® in the area that specialize in what you need and will help you move forward into your next chapter of life.

CIR REALTY PROPERTY MANAGEMENT

Why Us

CIR REALTY is Alberta's largest and most productive real estate brokerage and has been built on a foundation of local market expertise to help you buy and sell your home. With over 700 REALTORS®, staff and specialized managers, we know how to listen to what our clients need and want in today's market, and because of popular demand, we are now here to also help you invest in yourself and venture into property management. Whether you're a first-time investment buyer, needing to relocate outside of the city or need help managing a current rental property, we're here to help.

Our streamlined services make your experience more enjoyable and lucrative in the property management world. We provide our Licensed Property Managers with the tools they need so they can help you get access to essential information quickly and easily. With the help of our Real Estate division, our property managers are constantly updated with information regarding the market, to better inform you – our client. We have access to hundreds of resources to make sure you maximize your rental property.

CIR REALTY Property Management cultivates and maintains partnerships with industry leading suppliers for the convenience and benefit of all your property's needs. Having access to trusted contractors is crucial to providing you with the best service possible.

Understanding that owning a property and taking good care of it is important, we see every rental property as one of our own. We help you understand what needs to be done to maintain your property and help you plan for not only its future, but your own as well. Whether it's small investments to increase your rental potential, larger maintenance plans for preventative maintenance or project and renovation ideas for property value and future sales potential; we help you look at all aspects of your home and help you decide what is best for you and your property now, and in the future.

The CIR Professional Development Centre makes education to our Associates available and as relevant as possible.

Monthly, our Associates are offered education and training on real estate fundamentals, industry changes, new business practices and the latest technology. We consistently bring leading industry experts from across North America to train our REALTORS® and Associates in the art of excellent customer service, negotiation and marketing.



LIVE

CIR LIVE



CROSS MEDIA ADVERTISING



CIR QUICK CONNECT

CIR REALTY's founding qualities of caring, integrity and trust continue to motivate us to achieve the highest quality result in everything we do.

We will ensure that we remain the foremost, respected leader in every market we operate in.

CULTURE INNOVATION SUPPORT

“ We have a fundamental drive to support our clients and provide them with as many resources as possible. With an unquestionable foundation in real estate and it's ever changing market, we are in tune with every turn the market may take. ”

Marketing Your Home



CIR REALTY IN YOUR COMMUNITY

<p>ADWERX DIGITAL ADVERTISING FOR LISTINGS, OPEN HOUSES AND SOLDS</p>	<p>REALTOR PROFESSIONAL DEVELOPMENT CIRREALTY BUSINESSMASTERY .CA</p>	<p>COMING SOON LISTING PROGRAM FOR SELLERS</p>	<p>YEAR-ROUND CLIENT EVENTS</p>	<p>CIRREALTY.CA HOME SEARCH</p>	<p>BEST MY NEST HOMEOWNERSHIP PROGRAM</p>	<p>1forALL CHARITY PROGRAM</p>	<p>CIR REALTY SOCIAL MEDIA</p>
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For Owners

We know that handing your keys over to someone else can be stressful. That's why we value transparency and give you all the support you need to make the transition as seamless as possible.

24/7 CUSTOMER SUPPORT

CIR REALTY Property Management provides you with 24/7 customer support, using our emergency on call system.

ACCESS TO ALL YOUR MONTHLY FINANCIALS

Access to all your monthly financials on an owner portal at a click of a button. Making it easy for you come tax season. You will also get your statement emailed to you monthly or mailed – whichever you prefer!

WE VALUE TRANSPARENCY

We don't believe in marking up vendor invoices like many of our competitors. We value every client and believe this isn't something our company needs to do to provide excellent services.

Through our comprehensive vetting process, we ensure that every potential tenant that is brought to you has passed our extensive application process.



CREDIT CHECK



EMPLOYMENT VERIFICATION



LANDLORD REFERENCE



PERSONAL REFERENCE



PAYMENT HISTORY



LIFE STABILITY

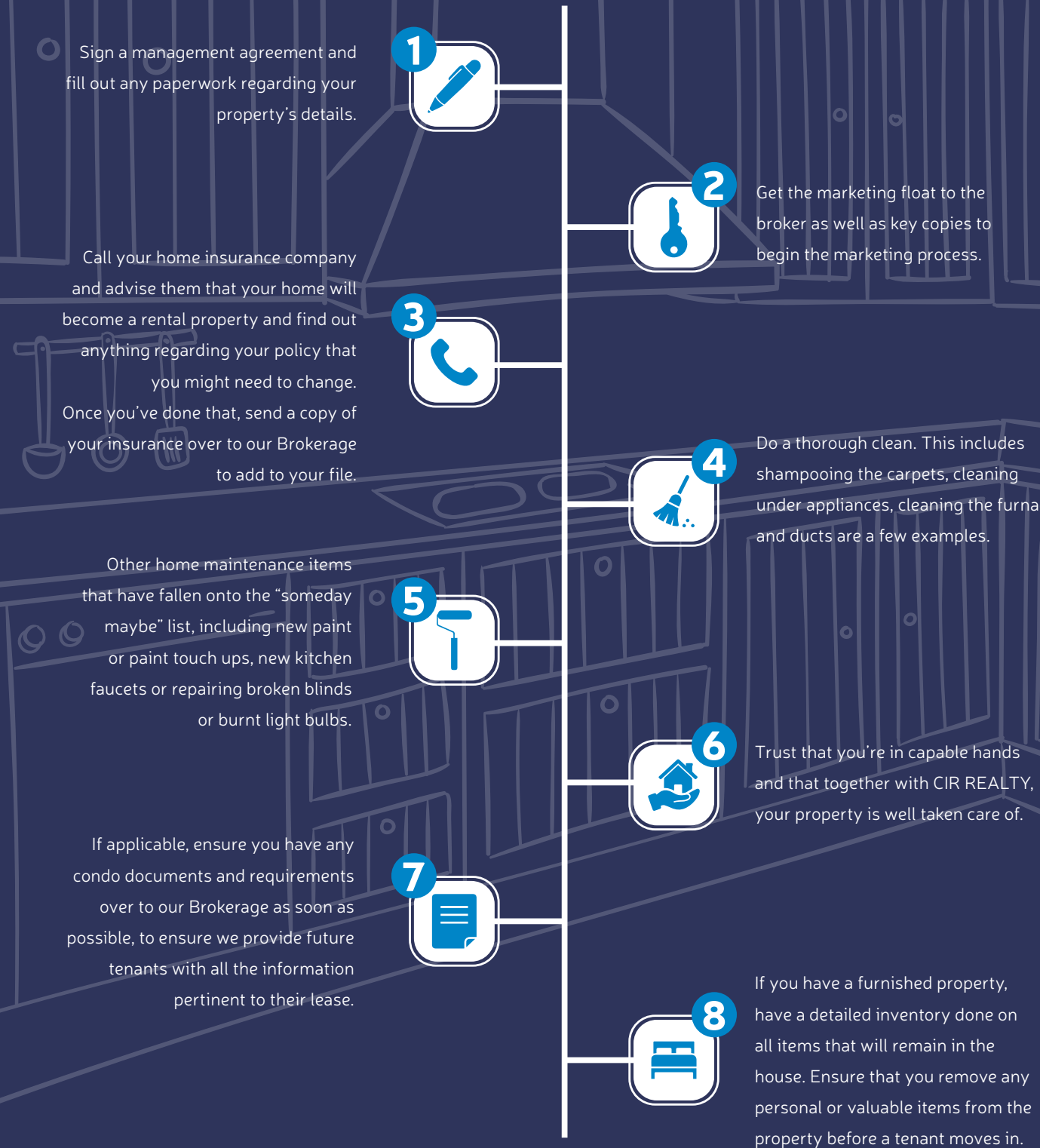
WE ARE EXPERIENCED

In non-resident taxes and can provide you with all the documents and proper payments needed to ensure that you are compliant with current tax requirements.

Ready to become a Landlord?

Not many people are, that's why property management companies were made!
We take the guesswork out of the equation.

Here are a few first steps if you're looking to get your property ready for a tenant:



The CIR REALTY Property Management Rental Process

Many companies manage the rental process differently. As an Owner with CIR REALTY Property Management, here is what you can expect:



MEETING WITH PROSPECTIVE CLIENTS

Our experienced team will meet with prospective tenants to view your home. When the prospect is ready to apply, we will help guide them step by step through our application process.

SCREENING PROCESS

Once we've received a completed application along with a security deposit (equal to 1 months' rent) we begin our thorough screening process. We verify the applicant's income, previous landlord references and credit before we present the application details to you, the homeowner. Should the applicant be unqualified, or any red flags appear during the application process, using our best judgment, we would decline the application before we present it to you. We ensure that only qualified applications are brought to you for consideration.



LEASE AGREEMENT

Once we've accepted the application, we draft up the lease agreement, making any amendments as needed and have it signed by the tenant. Once this is received, we book the move in inspection with the tenant for key handover. At this time we also ensure that the tenant has set up any utilities and provides us with a copy of their tenant insurance for their file.



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Contact us today!

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