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

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The goal of Professional Real Estate Management, Inc. is to provide a hands-free management program for property owners. We have accomplished this successfully for thousands of owners.

Our office staff consists of our Broker and General Manager, Louis Gagneq third generation to run the business; Nancy Williams Scipione, Agent and head of Beach Resort Rentals for over 30 years; Jeanette Dixon, Leasing Agent; Charles Roach, Tenant Relations for over 16 years; and Susan Mosley, Accountant, for over 12 years. The longevity of our staff results in people who know you and your property intimately, which can be very important when making management decisions affecting your finances.

We understand that you as owners need to keep repair costs down as much as possible. We do two things to help with this. All materials purchased for repairs are passed on to you at our quantity discount. In addition, PRM, Inc. has a fulltime repair staff that can address any of the issues that tend to arise with rental property. The Maintenance Voicemail is check continuously over the weekend for emergencies. As a result of all this, you will find that the tenants remain in the property longer as they are not frustrated over neglected repairs.

Upon adding a home to our inventory, we choose appropriately from the following:

- ✓ Take photos to show prospects and to E-mail to prospective tenants
- ✓ Place a sign on the property
- ✓ Add it to our available homes on our website, Craigslist, as well as other online sites
- ✓ Advertise through [The Sun Herald](#) and [The Penny Pincher](#)
- ✓ Register the homes or apartments with the housing offices at the local military bases through AHRN.com

PRM, Inc. maintains an ad in [The Sun Herald](#). Should you desire additional property specific advertising, we will place the ad and bill you our cost.

As calls come in, we question the prospective tenants as to pets, (they are generally allowed with a pet fee of \$300), the area desired, the number of people who will be living there (this determines how many bedrooms we place them in), and various other questions that help us together determine the best home in their price range. The prospect may be calling on a home that has rented and we can smoothly move them to one that meets their needs even better than the one that generated the call.

After reviewing the available homes, the prospective tenant sits in the qualifying room and completes an application. We run a credit report, background check, and landlord report, checking their income against the rent, looking for certain ratios (typically gross income must be 3x rent). If they are approved, a lease is completed. Our lease is for one year (unless otherwise specified), and we collect a deposit equal to the rent in most cases, holding it in a non-interest bearing Trust Account per the Mississippi Real Estate Commission until the lease is fulfilled. Increased deposits may be required for applicants that pass screening but have a blemish on their credit or have no landlord reference (such as if they relocated after selling a home). If the tenant does not complete his full lease term, he forfeits his deposit. Damages are paid from this money. Damages above the deposit may be taken to Justice Court by Charles Roach and a Garnishment ordered by the Court. Many of our tenants receive their entire deposits back as the homes are returned to us in excellent condition, with the proper notices given.

The leases are renewed about 45 days prior to expiration. If the tenant chooses not to renew, we place a rental sign and begin the process again.

Our management fee is based on monies received. We receive no money unless your property is rented and the tenant pays rent.

Professional Real Estate Management, Inc. considers the relationship between you and your real estate agent to be sacred and will honor that bond.

Please consider allowing Professional Real Estate Management, Inc. to work with you!