

Why You Need
R.W. Dickerson Management Co, Inc.
Professional Property Management Company



R.W. Dickerson Management Co, Inc.
3812 N. Monroe St.
Spokane, WA 99205
(509) 327-0136
1-800-355-2003

Established Since 1983

Active Member in good standing
with NARPM since 2003



<http://www.spokanerealestatestore.com>



Professional Property Managers are dedicated to selecting quality tenants and keeping your investment in good repair with minimal cost.

They want your real estate investment to be a success - not a failure.

One last benefit – your leasing and management fees are usually a tax deduction



The Benefits of Hiring a Professional Property Manager

- **You don't have to take classes to learn about Fair Housing issues.**
- **You don't have to take classes to Understand The Revised Code of Washington (RCW) 59.18 (Landlord- Tenant Act)**
- **You don't have to hire someone to clean, paint, or make repairs.**
- **You don't have to advertise, take rental calls, and show the property.**
- **You don't have to screen applications and be apprehensive about who to pick.**
- **You don't have to execute a rental agreement, worry about adding addendums, fill out the move-in inspection report, and deposit money.**
- **You don't have tenants call you at all hours of the day and night.**
- **You don't have to confront tenants on tough issues, like collecting rents or taking better care of the property.**
- **You don't have to collect NSF checks.**
- **You don't have to serve legal notices or start an eviction.**
- **You don't have to schedule and fill out the move-out inspection report.**
- **You don't have to mail the tenant's accounting report and refund check.**
- **You don't have to start the process all over again.**

What distinguishes a Professional Property Manager from other Landlords?

- ✓ **Do you know all of the Landlord/Tenant laws for your city, state, and federal government?**
- ✓ **Do you know rent values, vacancy factors, and time on the market in your area?**
- ✓ **Do you have a rental application and consistent screening policies that meet all of your legal obligations?**
- ✓ **Do you take time to perform thorough move-in/move-out written inspections and routine property inspections?**
- ✓ **Do you shoot pictures before & after and archive them for future use?**
- ✓ **Do you personally know reputable painters, electricians, roofers, chimney cleaners, carpenters, furnace and appliance repairmen who are licensed, affordable, and reliable?**
- ✓ **Do you effectively confront and negotiate with the tenant and enforce the terms of your rental agreement?**
- ✓ **Do you have the ability to cover NSF checks, evict tenants, and collect bad debts?**

A Professional Property Manager does!

Professional Resume

Ronald W. Dickerson CRS, GRI, ABR.
R.W. DICKERSON MGMT. & CO., INC.
(RWDRON@COMCAST.NET)

I am a competent, experienced property manager, asset manager and sales representative with twenty years of full-time residential and commercial real estate sales and property management in the Greater Northwest region and the Spokane community. A large personal staff, as well as myself, will maintain close contact with you, our client, and pay close attention to the details to avoid problems and ensure that your home sale, management, commercial sale or purchase experience is a very positive one. Thank you for the opportunity to tell you more about myself.

REGIONAL FAMILIARITY

I have resided and raised my family in the Spokane region for twenty plus years. Presently, a homeowner, my wife and I have purchased and sold additional rental property in this region.

COMMUNITY INVOLVEMENT

1980-2000 Retired	Inland Empire Basketball Official High Schools, College, and Pro-Am Leagues District play offs, Regional play offs, Pro-Am play offs
1994-2000 Retired	Special Olympic Commitments
2004	Fair Housing Committee Chairman
1999-Present	Fair Housing Committee
1994-Present	Board of Standards, Spokane Association of Realtors
1993	Grievance Committee, Spokane Board of Realtors

REAL ESTATE

2004	FOUR Million dollar award - by Spokane Association of Realtors
2003	THREE Million dollar award - by Spokane Association of Realtors
2002	TWO Million dollar award - by Spokane Association of Realtors
2001	TWO Million dollar award - by Spokane Association of Realtors
2000	TWO Million dollar award - by Spokane Association of Realtors
1999	ONE Million dollar award - by Spokane Association of Realtors
1998	ABR designation - Accredited Buyer's Representative
1997	TWO Million dollar award - by Spokane Association of Realtors
1997	CRS designation - Certified Residential Specialist
1996	TWO Million dollar award - by Spokane Association of Realtors

- 1995 **TWO Million dollar award** - by Spokane Association of Realtors
- 1995 GRI designation – Graduate Realtors Institute
- 1994 **ONE Million dollar award** - by Spokane Association of Realtors
- 1993 Buy out of Dickerson-Cooke and Assoc., Inc. and the formation of R.W. DICKERSON MGMT. & CO., INC., Ron Dickerson, Broker
- 1993 **ONE Million dollar award** - by Spokane Association of Realtors
- 1993 Completion of CPM 500, Problem Solving for the Property Manager
- 1992 **ONE Million dollar award** - by Spokane Association of Realtors
- 1992 Third 3-year contract with the Federal Government, Housing and Urban Development as an Area Management Broker
- 1992 Completion of CPM 400, Managing Real Estate as an Investment
- 1992 Completion of CPM 301, Marketing and Management of Residential Property
- 1991 **ONE Million dollar award** - by Spokane Association of Realtors
- 1990 Completion of CPM 800, Ethics in Real Estate Management
- 1990 **ONE Million dollar award** - by Spokane Association of Realtors
- 1990 Initiated Certified Property Management (CPM) Candidacy
- 1989 Second 3-year contract with the Federal Government, Housing and Urban Development as an Area Management Broker.
- 1989 **ONE Million dollar award** - by Spokane Association of Realtors
- 1986 First 3-year contract with the Federal Government, Housing and Urban Development as an Area Management Broker.
- 1986 Dickerson-Cooke & Associates, Inc. is formed. Ron Dickerson, Broker
- 1983 Real Estate Brokers License obtained, started Select Management Division Corporation
- 1981 Real Estate License obtained, placed with Select Realty

EDUCATION

- 1968-1972 West Virginia University
- 1968 South Charleston High School, West Virginia

PERSONAL

Married with two children; Wife, Michele, works for West Valley School District.
 Now a grandfather.

R.W. DICKERSON MGMT. & CO., INC.

“The Real Estate Store”

PROPERTY MANAGEMENT SINCE 1983

You can avoid the headaches of owning a rental property. Professional management is a wise investment because it maximizes income from the property and minimizes expenses.

Your main goals as an owner of residential income property probably are as follows:

1. Receive the Highest Return on your investment.
2. Have your Property Maintained in order to assure its value will be preserved.

Our trained managers and support personnel will provide experienced, professional management of your property. We can do many things for you that will make it easier and more profitable to own residential income property. When you hire our services, we'll do the things that give you the results you want!

HERE'S WHAT WE CAN DO FOR YOU:

- 1. CAREFULLY SCREEN POTENTIAL TENANT(S)** and match best possible tenant(s) to rental unit; selection of tenants based on owner's preference and requirements, check tenant(s) credit with direct computer access to the Credit Bureau, verify information on rental application and carefully analyze it prior to approval or disapproval.
- 2. SUPERVISE VACANCY** and promptly rent out unit subject to owner's requirements subject to Fair Housing Rules and WA. State RCW 59.18 Landlord/Tenant Act. We take care of the hassles and problems.
- 3. See that the NEW TENANT(S) EXECUTES A RENTAL AGREEMENT** as per property owner's specification. Counsel tenant on the agreement requirements and explain his/her responsibilities.
- 4. COMPILE A COMPLETE REPORT** on the condition of the rental property, signed by the tenant prior to occupancy. We inspect your property both before tenant occupies and again later when it is vacated, pictures are taken.
- 5. HANDLE ALL CORRESPONDENCE** with tenants. Take care of tenant's concerns.
- 6. EXTERIOR PICTURES AND MONTHLY DRIVE BY INSPECTIONS**, periodic interior inspections upon owner's request.
- 7. OVERSEE MINOR AND EMERGENCY MAINTENANCE**, including weekends and provide prompt status report to property owner on a monthly basis.
- 8. PAY BILLS**, i.e. utilities, insurance, mortgage, set sinking funds, etc., as per owner's specifications with available funds.
- 9. SEND MONTHLY STATEMENT(S)** to property owner with status of property, i.e. income, expenses, disbursements and exterior picture of property.
- 10. SEND YEAR-END STATEMENTS** for your accountant.

11. As a **FULL SERVICE REAL ESTATE COMPANY**, we are *at your service*. You have direct access to specialists in residential single and multi-family real estate. If you would like market information, or wish to sell your property, we offer a **FREE COMPETITIVE MARKET ANALYSIS**.

Because of the increased number of new laws and regulations involving landlord/tenant, fair housing, credit practices, real estate disclosure, etc., along with tenant concerns, the rental income business is becoming more complex, demanding and time consuming.

We constantly keep updated on laws and regulations and other important issues. Technical knowledge and expertise is obtained through continuing education provided through the National Association of Realtors (NAR), Washington Association of Realtors (WAR), Institute of Real Estate Management (IREM), Certified Property Management (CPM), etc.

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Cell: 509-216-8888 Fax: 509-326-3770

Office 509-327-0136 or **Toll Free 1-800-355-2003**

E-mail Address: RWDRON@COMCAST.NET

MANAGEMENT FEES:

A fee is charged for renting each unit and setting up an account on tenants and owners.

HOWEVER, ALL FEES ARE NEGOTIABLE