



Creative Stairs

CREATIVE STAIRS

CREATIVE STAIRS CATALOG -2021

PROPERTY MANAGEMENT



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We specialize in providing high-quality & end-to-end services at affordable rates with short times to your Properties. Our dedicated professionals taking care your investment properties and handling all you problems and deal it behalf of you

Our goal is reducing your stress, time and worries about your investment properties



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“ Please we take your valuable time with your permission and let us explain what are common problem landlords has been facing on now a days”.

1.Lack of proper screening

Proper vetting of tenants is apparently one of the biggest problems faced by homeowners. Any sort of background verification of potential tenants is a near impossible task to achieve among house owners leaving them to blindly accept people of unknown history, possibly even criminal, under their shelter. It becomes a scenario of blind trust, & relying on the honor system when accepting new tenants. This is risky & can lead to future problems as discussed below.

2.Disrupting neighbors

Tenants can often be nuisances to neighbors of the property. Loud music & partying that disturb the neighbors were a commonly reported issue by house owners. It's not a bad habit to unwind after a week of hard work but this shouldn't be at the cost of the peace of your neighbors. Being a good neighbor calls for harmony with each other not testing each other's tolerance. Loud noise during late hours is a universally unacceptable issue. But it's one of the biggest problems faced by homeowners, especially among bachelors of the millennial generation as reported.



3. Destruction of property

Over the course of their stay, landlords often find tenants inadvertently not taking care of the property properly & being indifferent to damages. Reckless use & a general lack of care can be attributed to the causes of this phenomenon. Owners have reported themselves having the need to very thoroughly check the property for damage at the time of eviction as they are very likely to find breakages. The tenants usually cite shoddy construction as their excuse. A balance in this dichotomy has to be found & all round care of property must be maintained at all times.

4. Illegal subletting

Many landlords include the clause in their rental agreement that bars a tenant from illegally subletting rooms to other people. However, this agreement is often broken. Tenants often let out extra rooms to outsiders & charge them rent without notifying the landlord. When you sublet an apartment, you are, for all intents & purposes, a landlord too. This requires further documentation & is often inconvenient. Subletting without notification thus becomes an illegal act & it's a hassle when tenants don't abide by this system

5. Collecting rent on time

It's an ideal situation for every landlord to receive their rental income on time, in a systematic manner. This, however, is often far from reality. Landlords report dealing with tenants who prolong this delay way past the due date. Not only is this inconvenient & unethical, it's also illegal. The landlord is left to politely request for the timely payment of rent that is rightfully his. This was one of the most common complaints reported by homeowners.

6. Fake identities

Many a time, lawbreakers use fake identities while getting homes to stay at while lying to the homeowners about their real identities. This is often done to hide a criminal background with possible underworld connections. Getting fake identity proof is not a difficult thing to do in this day & age & landlords are left with no option but to accept the stories woven by tenants at the time of house letting regardless of their falsity.

7. Illegal activities in property

Tenants usually believe in the logic that as long as they're paying for the home, it's theirs & they can do anything in it, often indulging in illegal activities that could get even the landlord in trouble. It's because of a few dubious characters that the entire generation gets a bad name. These illegal activities can be anything from drug use to running shady businesses. Thus, monitoring the activities of the tenants becomes a hassle for landlords.



8.TDS payment

In certain cases, under the law, a certain form of taxation known as 'Tax Deducted at Source' (TDS) is applicable for tenants to pay. But there are times when these tenants who are due to pay this tax, deduct this amount from the rent but don't pay to the government, leaving the responsibility of paying this tax on the landlord, despite the rent deduction. This is a total misappropriation of money and was cited as 'annoying' by one of our homeowners.

9. Low rental income

Homeowners of certain areas deal with the struggles of yielding unfairly low monthly income as rent. This usually has to do with the pressures finding tenants & adhering to their demands. If only there was a service that would ensure them a fair amount of rent per month as per the market standards.

10.Maintenance/Repairs

House and apartments require regular maintenance .when tenant living for rent, they are not responsible for such a maintaining the functional aspects of your home like plumbing, electricity an heating. And when flooding a clogged pipe or other problem arise landlords generally must take action. That time tenant will call directly to the Landlords for fix the issues. It will occur frequently if managing property ,So landlords getting stress and worries about this case's and spending their valuable time with property management

“CreativeStairs feel free to accept your concern if we have missed any ”

“CreativeStairs understanding all your problems and our team's providing high quality services for your needs ”



Inventory Check

- ▶ *We will inspect your property & take the Picture*
- ▶ *We will make checklist with all your items*

1

Documentation & Tenant Possession

- ▶ *We will prepare Rent/Lease agreement for tenant*
- ▶ *In this procedure you not necessary to sign in and present that day .Our representative will put sign behalf of you .*

2

Inspection of Property

- ▶ *We will inspect your property and update you with property picture.*
- ▶ *During the inspection time,we will concern your request and update you in sameday.*

3

Painting/Renovation

- ▶ *We have professional team for painting & Renovation services*
- ▶ *We are providing specials complementary for you in home servicesplan.*

4



Rent Collection/Accounting

► *We will collect your rent and credit your account on as you mentioned date*

5

Agreement Renewal/Tenant Departure

► *We will collect your rent and credit your account on as you mentioned date*

► *After agreement expired, we will ready to Renewal*

6

Tenant Scanning

► *We will do the background Verification about Tenant.*

► *We will find out suitable person for you.*

7

Repair/Maintenance

► *As per your needs we ready to send our professional team to handle Maintenance issues.*

8





Rs 1399
/Month *
for 1 Year

GOLD Package

- ▶ **Inventory Check**
- ▶ **Documentation & Tenant Possession**
- ▶ **Rent Collection**
- ▶ **/Accounting services**
- ▶ **Inspection Property (As per landlord requirement)**
- ▶ **Property Updating**
- ▶ **Tenant Departure Check & Agreement Renewal**
- ▶ **Maintenance & Repairs (Labour Arrange)**



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Rs 1799
/Month *
for 1 Year

Diamond Package

- ▶ **Inventory Check**
- ▶ **Tenant Scanning**
- ▶ **Documentation & Tenant Possession**
- ▶ **Rent Collection**
- ▶ **/Accounting services**
- ▶ **Inspection Property**
(As per landlord requirement)
- ▶ **Property Updating**
- ▶ **Tenant Departure Check & Agreement Renewal**
- ▶ **Maintenance & Repairs**
(Free Labor Cost for Electrical & Plumbing)



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