

1837 Miller Landing Rd.

Tallahassee, Fl. 32312

Dear Joan:

Thank you so much for all you do in expertly managing our rental property! We are so pleased with the quality of renters we have had and the attention you have given to any needed repairs and renter concerns. As you know, we initially managed the property ourselves and it was a disaster. Because we did not screen the renters as thoroughly as you do, and because we did not visit the unit on a monthly basis as you do, we had very irresponsible renters in the unit. They were continually late with their rental payments, allowed their children to write on the walls, cabinets, doors, and carpet and otherwise severely damage the place, and they neglected to change out their AC filters which caused the unit to fail. We had to pay \$3500 for a new AC unit. In addition, we had over \$10,000 in repairs, painting, and new carpet when they moved out!! Needless to say, their deposit did not even come close in covering these expenses and they were unresponsive to our attorney's requests for more payments.

Since you have been managing our unit, we have one move out. Total move-out expenses were only \$335.00! What a difference! Also, we have had no headaches with repairs, late pays, etc. Your very reasonable fee is well worth it and has paid for itself many times over!

Thank you so much for all that you do in managing our unit. I highly recommend you to others who are seeking a top flight, excellent property manager. There is no one in Tallahassee who does the excellent job that you do!

Sincerely,

William P. Anthony

## Joan H. Raley

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**From:** Peggy Rigsby <prigsby@fhca.org>  
**Sent:** Monday, July 29, 2013 11:36 AM  
**To:** Joan H. Raley  
**Subject:** testimonial

Joan, just wanted to take a few minutes to tell you how much my son Charlie and I appreciate the great job you do in managing our rental home. We had dealt with it ourselves in the past and it was just so much to handle that it seemed like the duties were never ending. Knowing that you are on top of collecting the rent, managing the tenants and making sure the property is well maintained is such a burden off our shoulders. Thanks again for all you do!

***Peggy D. Rigsby***

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I have known Joan Raley as a Realtor and friend for about 15 years. I have never owned rental property until this past year. I had no idea how to go about getting the property ready to rent so I called Joan. She took the time to walk through the property and give me suggestions for changes to make it more attractive for a renter. When we finished with the renovations, Joan had the property rented in short time. She listened to my concerns about the type of renter I wanted and made sure she found the appropriate renter for my property. I could not have taken on the responsibility of owning rental property without her expertise and professional help.

Knowing that Joan is handling the issues and concerns of the tenant and myself has made all of the difference for me.

Cissy DuBose  
Property Owner