RENT

WITH ROOST

ROOST™

REAL ESTATE CO.

Hello

Have We Earned A 5-Star Review Today?

Our goal at ROOST is to ensure we earn 5-Star Reviews from great tenant customers like you - everyday.

If our tenants are not satisfied with their experience renting a home or apartment with ROOST Real Estate Co., then the owners we work for will not be satisfied either.

We help hundreds of residential real estate investors from all over the country lease and maintain their properties. We don't own the properties we manage, but we strive to treat them, and the people who live in them like we do.

We want to be the best property management company you will ever work with. We also want you to be the best tenant our owners could wish for.

Rent With ROOST™ is how we work together to make that happen.

Whether you are looking for your first apartment or your next – we want to help you find a great place to live at a price you can afford.

Gretchen Mitchell

Gretchen Mitchell
Director of Property Management
ROOST Real Estate Co.

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1. The Pick Me Application

First things first. Please submit a complete application including your last couple of pay stubs so we can make sure you qualify financially for the house or apartment you are interested in.

We make it easy to apply online so you can get into your new home as quickly as possible.

2. The ROOST Reference Check

We perform a credit and criminal background check on all of our applicants. Please make sure you provide working phone numbers for your personal references, and all current and past landlords and employers.

Submit a complete application so we can get you a response as quickly as possible.

3. The Certified Rental Home

We perform a detailed inspection of every home and apartment we rent to ensure that it is ready for you the day you move in. We will review the inspection with you when you sign your lease.

We check out every house or apartment before you move in so your experience with us starts off right on day one.

4. The Pet Plan

We allow up to two cats and a single dog (excluding breeds restricted by our insurance company) in many of our single-family homes. You should plan to pay an additional non-refundable security deposit and a monthly Pet Fee in addition to your regular rent.

We are sorry but pets are not allowed in multi-family or apartment buildings though some owners will allow a cat. Dogs in buildings with common areas can interfere with the quiet enjoyment of the premises by the other tenants.

5. The Utility Solution

If you are renting a single-family home you will be required to have the utilities placed in your name. This includes gas, electricity, water and trash pickup. Most multi-unit and apartment buildings will have the water and trash pick-up included in your rent.

You will be asked to move the utilities into your name prior to signing your lease. Failure to move utilities to your name or pay the monthly bills is a violation of your lease agreement with ROOST Real Estate Co.

6. The Never Pay Late Secret

The most important thing you can do to ensure a successful relationship with ROOST Real Estate Co. is to pay your rent on time. The secret is to work on getting a month ahead on your rent so that if you do have an emergency you won't have to worry when the first of the month comes around.

We will help you track any advance payments you make to build up a credit on your account.

7. The My First ROOST™ Program

While we would love to have you rent from ROOST for years to come, we have a program to help first time homebuyers, regardless of their credit score, work towards home ownership.

We can help you find a mortgage professional who can help you qualify for new home loan.

8. The ‘Fix It’ Request

There is nothing more frustrating than having something broken in your home and not being able to get it fixed. We understand and are dedicated to responding to your maintenance requests in a timely fashion and taking care of emergency situations right away.

You can make a routine or emergency repair request at www.ROOSTRepairs.com 24 hours a day.

9. The Move Out Walk Through

When it does come time to move to a new apartment or home we want to make sure you are refunded your full security deposit. Be sure to give a full 30-day written notice that you are moving out. Second, be sure that your rent is paid-in-full including the last month of your lease and any outstanding late fees or additional charges.

Make sure your home is in as good or better shape as it was when you moved in so you get your full security deposit back and a great reference from ROOST Real Estate Co™.

Whenever you're ready –

1. Check out our available rental properties at www.ROOSTRealEstateCo.com

2. Set up a showing for any property you want to see at your convenience using our website.

3. Apply online 24 hours a day right from your phone or computer.

4. We'll take it from there!

COLUMBUS, OH

1135 Cleveland Avenue, Columbus Ohio 43201
(380) 214-7880

SPRINGFIELD, OH

1636 N Yellow Springs St., Springfield, OH 45504
(937) 390-3715

DAYTON, OH

31 S Main Street, Suite 033, Dayton, OH 45402
(937) 519-2040

MELBOURNE, FL

C/O The 1900 Building, 1900 S Harbor City Blvd.,
Melbourne, FL 32901
(321) 405-1116

FT MYERS, SW FL

2801 Estero Blvd, Unit A, Fort Myers Beach, FL 33931
(239) 306-5353

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