



CENTURION MANAGEMENT SERVICES

A Platinum Group Company

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DECEMBER 2018

Happy Holidays from Centurion Management Services

*Our offices will be closed for the Christmas and New Year's holidays
from December 24, 2018 to January 1, 2019.*

We will return to our new location on Wednesday, January 2, 2019.

Why Quarterly Walk-Throughs are Important

Quarterly walk through assessments can help eliminate not only the worry of owning rentals, but also the actual damage caused by a neglectful tenant. A walk-through assessment is not the same thing as the type of inspection done by a licensed home inspector. Instead, a walk through assessment quickly allows us to examine the inside and outside of the property to determine if the tenant is abiding by the terms of the lease and to catch any minor maintenance concerns before they become big problems.

Centurion gives your tenant at least a 24-hour notice of the walk through, and mentions the items we will be checking (furnace filters, air conditioning, etc.) so the tenant is not surprised or alarmed. Without giving proper notice, you could be trespassing and violating tenant rights which have serious financial consequences. Centurion is always courteous and respectful; after all, this is your tenant's home. Centurion will ask your tenant if there is anything that needs to be repaired.

This helps put your tenant at ease and shows them you have their best interests in mind and want to keep the home in good repair.

During the walk through, we try to spot obvious areas of concern, not find the one outlet that does not work. Centurion keeps the walk-through assessment brief and look for the following items:

- General cleanliness of the property
- Smells that do not fit with a clean property
- Unauthorized pets
- Unauthorized smoking
- Unauthorized modifications
- Check all smoke alarms
- Damages in walls or doors covered up by posters
- Dripping faucets or running toilets that raise the water bill
- Exterior doors that do not seal, resulting in high heat and A/C bills

Call today to request a walk-through of your property!

WE'RE MOVING!

Effective January 1, 2019 Centurion Management Services will have a new address. Our new address is:

**Centurion Management Services
Lakes Business Park
8831 West Sahara Ave.
Las Vegas, NV 89117**



Lakes Business Park is centrally located between Fort Apache and Durango.

We look forward to serving you from our new location. Our email and phone numbers will remain the same.

PLEASE NOTE: THE LAUGHLIN OFFICE IS NOT AFFECTED BY THIS MOVE

**PLEASE NOTE:
Beginning in 2019, all
move-out reports will list
only tenant repairs, and
NOT owner repairs.**