



Leasing/Marketing

Our Leasing & Marketing service covers everything required to place a qualified tenant in your property from start to finish. This includes professional advertising and marketing, co-broke fees, comprehensive credit and background screening for all applicants, and an attorney-drafted lease with any required addendums and disclosures. We also conduct a detailed move-in walkthrough, complete with photos and documentation.

In short, we handle every step—from putting your home on the market to handing the keys to your new tenant.

Property Management

Our Property Management service provides day-to-day oversight of your investment with a strong focus on compliance, transparency, and asset protection. This includes proper handling of security deposits and advance rents (when applicable) in accordance with Florida Residential Landlord and Tenant Law, coordination of maintenance and repairs, and ongoing tenant communication.

Owners have 24/7 access to our online portal, where you can view invoices, statements, leases, and important documents. Backed by our in-depth knowledge of Florida landlord-tenant law, we work to protect both you and your property while keeping operations efficient and straightforward.

Thank you for the opportunity to be considered as your property management partner. We do not take the responsibility of managing someone else's investment lightly, and we appreciate the trust you place in us.

Troy Yoshihara, Broker
Probity Realty LLC



Common Pitfalls to Watch for When Choosing a Property Management Company

Cutting Corners on Marketing

Some management companies choose not to list properties on the MLS to avoid paying a co-broke fee to another broker or real estate company. This limits exposure and can reduce the quality and quantity of applicants. At ProbiTY, we utilize every available marketing channel—including the MLS. If an outside agent brings a qualified tenant, we pay the co-broke fee from our marketing fee, not as an extra cost to the owner.

Mandatory Sales Clauses/ Not Earning the Sale

Some management agreements require owners to use the management company as the sales broker if the property is ever sold, regardless of future plans. Even if you have no intention of selling today, circumstances can change. We believe representation should be earned, not contractually forced. For that reason, our agreements do not include mandatory sales clauses.

Excessive Cancellation Fees

Termination fees should be fair and reasonable. Be cautious of contracts with large or punitive cancellation penalties or provisions that prohibit an owner from terminating the management agreement during an active lease period. A management company should retain clients through performance, clear communication, and trust—not through restrictive exit clauses.



/PRŌBƏDĒ/: THE QUALITY OF
HAVING STRONG MORAL
PRINCIPLES; HONESTY AND
DECENCY

*Our goal is simple:
honest
communication,
transparent
practices, and
responsible
stewardship of your
property – so you
can have confidence
in how your
investment is
managed.*

