

# CHADFORD PROPERTY MANAGEMENT LLC (“CPM”)

Improve compliance, reporting, and communication amongst all owners and board members

<b>Who we are:</b>	<b>What we do:</b>
<ul style="list-style-type: none"><li>• A professional services organization with a focus on small (3-10 unit) residential buildings</li></ul>	<ul style="list-style-type: none"><li>• Remove the administrative burden of managing small residential buildings</li></ul>
<ul style="list-style-type: none"><li>• Over 30 years of combined experience in real estate and property management</li></ul>	<ul style="list-style-type: none"><li>• Utilize economies of scale to reduce expenses for all owners across a wide variety of service providers</li></ul>
<ul style="list-style-type: none"><li>• Professional, courteous, timely service that is technologically driven</li></ul>	<ul style="list-style-type: none"><li>• Collect all assessments and pay all bills</li></ul>
<b>Why use CPM?</b>	<ul style="list-style-type: none"><li>• Provide monthly accounting reconciliation and reporting</li></ul>
<ul style="list-style-type: none"><li>• Owners are rarely suited to manage associations and the burden often falls unfairly on one or two individuals to do all the work</li></ul>	<ul style="list-style-type: none"><li>• Provide access to CPM’s client portal with a central repository of all association materials (bylaws, financials, meeting minutes, communications, etc)</li></ul>
<ul style="list-style-type: none"><li>• Low monthly fees tailored to your needs</li></ul>	<ul style="list-style-type: none"><li>• Issue 1099s to all contractors as required by law</li></ul>
<ul style="list-style-type: none"><li>• The association’s board of directors maintains control of all decision making</li></ul>	<ul style="list-style-type: none"><li>• Prepare year-end financial statements</li></ul>
	<ul style="list-style-type: none"><li>• Lender and legal HOA documents for mortgage companies and sales</li></ul>

[www.chadfordmanagement.com](http://www.chadfordmanagement.com)

312-625-6041

# CHADFORD PROPERTY MANAGEMENT LLC (“CPM”)

- Cost effective property management solution for 3-10 unit buildings
- Prices starting as low as \$100/month
- Utilize our economies of scale to reduce costs across existing services (trash, insurance, maintenance, etc)
- Eliminate the unfair burden placed on a few owners to do all the work while others free-ride
- Improve communication amongst all owners and board members
- The association’s board of directors maintain all decision-making power
- Utilize our vetted service providers for prompt job completion and fair pricing