



Management Company



GLD Management Company is a professional property management company located in Gladwin, Michigan. We specialize in providing property management services for multi-family communities and commercial properties in central and northern Michigan.

GLD has extensive experience working with market rate properties and affordable housing properties operated under government programs such as Rural Development, HUD and Low Income Tax Credit. Our portfolio includes more than 72 apartment communities and 35 commercial properties.

www.gldmichigan.com



Benefits of Hiring a Professional Property Management Company

There are many advantages to hiring a property management company, such as a well-trained specialized staff, in-house maintenance crews and the ability to negotiate beneficial contracts with vendors.

A professional management company is more likely to operate with enterprise level software that aids in performing property management, accounting, administration and communication functions.

Plus, a cross-trained staff can 'fill the gap' when an employee becomes ill, goes on vacation or leaves the company, ensuring that property operations remain stable and secure.

GLD Management company serves property owners at the level of involvement and reporting that each owner desires. Our goal is to achieve the goals you have for your property.

Property Management Support

- ◇ Marketing
- ◇ Application Processing
- ◇ Move-ins
- ◇ Rent Collection
- ◇ Accounting
- ◇ Resident Retention Activities
- ◇ Preventative Maintenance
- ◇ Government Regulation Compliance
- ◇ Move-outs
- ◇ Evictions
- ◇ Reports to Owner

Teamwork is Key!

At GLD Management Company our team is our STRENGTH. Continuous learning and hands-on training allow our employees to keep up-to-date with changing program regulations.

Our enthusiastic team of housing professionals, including the Regional Compliance Supervisor and Compliance Coordinator Group, work directly with property on-site managers to provide training and guidance.

GLD's maintenance personnel keep a close eye on the condition of the property grounds, buildings and individual apartment units to keep each asset in a state of tip-top condition.



We're a solution provider

- ◇ Staffing Solutions - GLD uses a legally compliant hiring process and we maintain and monitor employee benefits and training. If you have a dedicated onsite manager already, GLD would certainly consider adding them to the GLD team.
- ◇ Compliance Solutions - Our team has extensive training and experience with market-rate and affordable housing program properties including HUD, Rural Development and Tax Credit.
- ◇ Maintenance Solutions - GLD dedicates at least one maintenance person to each property. The Regional Maintenance Supervisor periodically visits and inspects each property to insure properties maintain curb appeal and are meet a high standard of condition.



GLD Management Company offers vital property management services

Marketing: GLD determines the most effective way to market your property using print materials, social media campaigns and on our web site at www.gldmanagement.com. Our web site is mobile friendly so applicants are able to apply online using their favorite electronic device.

Move-In: GLD performs criminal, credit and landlord screening. We also qualify applicants through move-in verifications and our tenant selection criteria.

Rent Collection: Residents may pay their rent via postal mail or on-line at rentpayment.com. Site managers do not accept cash payments.

Accounting: Accounts Payable and Receivable make sure all rent payments are posted correctly, invoices are approved and paid, payroll is processed and all bank accounts are maintained. Our accounting services also include quarterly and annual financial reporting.

Resident Retention Activities: GLD encourages onsite resident activities and events to build community among it's residents. Each property has an approved annual Resident Retention Budget.

Maintenance: Preventative maintenance is essential to keep your property in good condition, retain property value and to keep residents happy. GLD offers 24/7 on-call personnel for emergencies and uses tools such as specialized work order software, monthly preventative maintenance checklists and monthly reporting to the GLD corporate office to keep your property in good condition.

GLD Management Company offers vital property management services

Compliance: Our Compliance Department stays up-to-date on regulations for HUD, Rural Development and Tax Credit programs, ensuring that annual compliance certifications are completed.

Move-outs: During this process our team inspects the unit before issuing a Security Deposit refund. If necessary, damage charges are applied to the account or if there is an outstanding balance, the resident's account is sent for bad debt collection.

Evictions: GLD will enforce the lease agreement with written violation notices and in the unfortunate event that a resident must be evicted from their apartment, we will legally continue through the eviction process.

General Procedures: GLD's advanced computer system links all team members together, providing, communication, checklists, continually updated forms, policies and procedures, work orders and other general reporting.



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