



Property
Management
Services

MEET SETH JONES



Seth Jones

Real Estate Advisor
Property Manager

303.945.1671

seth.jones@aare.com

sethjonesrealestate.com

Empowering Clients with Exceptional Property Management Solutions

Seth Jones is a Colorado-licensed broker and the Managing Director for Colorado at AARE, where he manages residential rental properties alongside his sales practice. He owns and operates rental properties himself, so the decisions he makes for clients are the same ones he makes with his own money.

Before real estate, Seth worked in emergency medicine and healthcare education, focused on patient safety and quality improvement. That background shapes how he manages property. Patient safety is the practice of building systems that catch small problems before they become emergencies, and rental property works the same way. Thorough tenant screening, documented maintenance, consistent inspections, and clean records prevent most of what owners actually worry about. When something does go wrong at an inconvenient hour, staying calm and working the problem is not a skill he had to learn on the job.

Property management is a long relationship rather than a transaction, and Seth manages with an owner's priorities in front: qualified tenants, rent that arrives, maintenance handled before it compounds, and full compliance with Denver licensing and Colorado landlord-tenant law, which changes often enough that most owners cannot reasonably track it on their own. His operations run on AppFolio, so owners get direct owner portal access, current statements, documented work orders, and a clear record of every dollar.

Seth holds a master's degree in adult education, and it shows in how he communicates. Owners get plain explanations of what is happening and why, without jargon and without surprises.



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MAXIMIZE YOUR INVESTMENT WITH AARE'S PROPERTY MANAGEMENT

Welcome to AARE Property Management, your go-to source for exceptional property management services customized to your specific needs. Whether you own a single-family home, multi-unit complex, or commercial property, we are dedicated to helping you maximize your property's potential and achieve optimal returns on your investment.

When you choose to partner with an AARE Real Estate Specialist, expect a seamless and personalized experience throughout your property management journey. From the initial consultation to finding your perfect property and beyond, our dedicated specialists will be there for you every step of the way. With their extensive expertise, deep market knowledge, and unwavering commitment to your satisfaction, rest assured that your property management goals are in capable hands. .

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Property Management Services



We offer a comprehensive suite of services designed to streamline property management and maximize your investment's potential.

Tenant Screening and Placement:

- Thorough tenant screening to find qualified and responsible occupants.
- Verification of employment, income, leasing, history, and background checks.
- Expert marketing strategies to attract a wide pool of potential tenants.
- Careful evaluation to ensure a good fit for your property.

Lease Management:

- Creation and execution of legally sound lease agreements.
- Enforcement of lease terms and lease payment collection.
- Handling lease renewals, negotiations, and lease increases.
- Clear communication with tenants, addressing concerns promptly.

Property Maintenance:

- Regular inspections to identify maintenance needs.
- Timely coordination of repairs and maintenance tasks.
- Access to a network of trusted contractors and vendors.
- Emergency maintenance services available 24/7.

Financial Management:

- Collection and processing of lease payments.
- Detailed financial reports and statements. Expense tracking and budgeting.
- Online owner portal for convenient access to financial information.

Legal Compliance:

- Stay up-to-date with local, state, and federal laws.
- Ensure adherence to fair housing regulations.
- Handle eviction processes in compliance with legal requirements.
- Mitigate risks and liabilities associated with property management.

Marketing and Advertising:

- Effective marketing strategies to reach potential tenants.
- High-quality photography and compelling property descriptions.
- Utilization of online platforms and advertising channels.
- Quick turnaround time to minimize vacancy periods.



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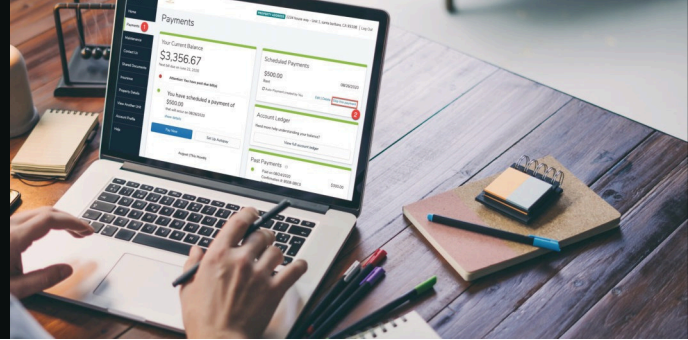
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Streamlining Property Management



We utilize the robust features of AppFolio, a state-of-the-art property management software, to streamline operations and keep you connected.



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FEES

We charge 10% of the monthly rental amount and 1x the rental amount for tenant placement & marketing. A one-time AARE setup fee of \$250.00 and a one-time year-end fee of \$50.00 for 1099 processing.

Owner Portal

- Access your property's financial data, including income statements, balance sheets, and cash flow reports.
- Track lease payments, view invoices, and monitor property performance.
- Conveniently review and approve maintenance requests. Generate customizable reports to gain valuable insights into your investment.

Online Lease Payment Collection

- Say goodbye to manual collection processes.
- Tenants can securely make lease payments online through AppFolio's integrated platform.
- Automated reminders ensure timely payments, reducing late payments and improving cash flow.
- Effortlessly track payment histories and generate reports for accounting purposes.

Maintenance Requests and Work Orders

- Tenants can easily submit maintenance requests online via the tenant portal.
- Efficiently track and manage work orders from start to finish.
- Streamline communication with contractors and vendors for timely repairs and maintenance.
- Stay informed with real-time updates and notifications on the status of work orders.

Mobile Accessibility

- Stay connected on the go with the AppFolio mobile app. Access property information, financial reports, and communication tools from anywhere, anytime.
- Receive instant notifications on important updates, maintenance requests, and rental inquiries.
- Seamlessly manage your property portfolio, even when you're away from your desk.