PACIFIC VINE PROPERTY MANAGEMENT

OWNER RESOURCE / 06

Renewals & Turnover: What We Handle for You

Proactive coordination as your rental moves into its next chapter.

1 We track lease dates and begin planning early

We monitor lease expiration dates and start the renewal discussion in advance. We review payment history, maintenance concerns, and tenant communication, then discuss your goals and the tenant's interest in staying so you have time to evaluate the options.

2 We review market rent and renewal options

We analyze comparable rentals and help you weigh renewal terms against potential vacancy, repairs, marketing, and leasing costs. We provide a recommendation that considers your property's condition and the value of retaining a responsible tenant.

3 We review requirements before changing terms

We review applicable state and local rent restrictions, notice requirements, and tenancy protections before implementing a change. We coordinate appropriate documentation and identify situations that need legal guidance. Lease expiration alone does not automatically authorize termination.

4 We communicate with tenants and document renewals

We present the approved renewal terms, respond to tenant questions, and coordinate signatures on the appropriate documents. We update the property records and important dates and keep you informed as the renewal process moves forward.

5 We coordinate move-out and deposit accounting

When a tenant is leaving, we explain move-out expectations and coordinate any applicable pre-move-out inspection. We document condition and required photos, review potential deductions against ordinary wear, and coordinate deposit accounting with supporting documentation within the applicable deadline.

6 We prepare your property for the next tenancy

We assess cleaning and repair needs, coordinate qualified vendors, and obtain approvals under your management agreement. We help plan turnover costs, update rental pricing and marketing, and document the home before the next move-in to support an organized transition.

Owner takeaway: We manage the transition details and help you make informed renewal and turnover decisions.
Pacific Vine combines hands-on coordination, clear owner updates, and respectful tenant communication.

Official references: California DRE: Landlord/Tenant Guide

Educational overview, not legal or tax advice. Verify current state and local requirements for your property.
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